

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

CALL TO ORDER:

1. Appoint Brandon Baune as EDA Director

MINUTES:

1. Approve Minutes – June 7, 2023.

OLD BUSINESS:

1. Plunketts Pest Control – 5 plex
2. Discuss Duplex –
3. Daycare Center –
4. Development/Strategic Plan
 - a. Salfer's Spotlight
 - b. Strategic Plan Update – zoning ordinance
 - c. Highway 68 Corridor

NEW BUSINESS:

1. Becky Bock – 990 North St. –

TREASURER'S REPORT:

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

BILLS:

1. General Checking Claims – June
2. Dewey Street Claims – June
3. June Checks Issued

ADJOURN:

ECONOMIC DEVELOPMENT AUTHORITY
Regular Meeting – July 5, 2023
Agenda Report

Note: This is a very light agenda due to the 4th of July holiday and my first meeting. Brandon

1. **New EDA Director** - Appoint Brandon as the new EDA Director
2. **Minutes** enclosed.
3. **Plunkett's Pest Control** – My understanding is the EDA needed additional information before deciding whether or not to approve the contract. There are no rodent or cockroach issues. Typical pests such as flies, mosquitoes, etc.
4. **Duplex/Daycare Center** – No new information at this time.
5. **Strategic Plan Update.** The Board noted the following items to work on:
 - Spotlighting local businesses on the city's Facebook page – **The Salfer Food Center spotlight will be published in July**
 - 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. **Nothing new to report**
6. **Highway 68 Study.** Council adopted the plan. Attached is a copy of the adopted zoning map. Please let me know if you want a copy of the adopted ordinance. Larry, Matt and I are planning to discuss administering the ordinance.
7. **Becky Bock** – 900 North St – EDA lot purchase. Tabled from last meeting. No additional information.
8. **Treasurers Report** attached for June. Note that Rick Jenniges paid off one of his loans.
9. **Bills Attached.**

**Wabasso EDA
Regular Meeting
Wednesday, June 7, 2023
5:00 p.m.**

The meeting was called to order at 5:00 pm with board members Pat Eichten, Karl Guetter, Amanda Guetter and Chuck Robasse present. Also present were McKenzie Fischer, Tanner and Becky Bock, Paul Sobocinski and Matt Novak.

The agenda was approved as submitted.

The minutes of the April 4, 2023, meeting was approved on a motion by Robasse, second by Guetter Eichten – yes; A Guetter – yes; K. Guetter – yes. Robasse – yes.

Tanner and Becky Bock – Purchase of vacant EDA lot next to their lot (992 North Street) for landscaping purposes. Mr. Novak noted that the lot was still in the TIF District and that the restrictions required structures be constructed on them. He would need to research if the EDA would need to replace the lot if it was removed from the district or when the district expires. The matter was tabled to a future meeting.

Zoning Ordinance. Mr. Novak submitted the revised zoning ordinance and land use maps based on changes recommended at the last planning meeting. It was suggested that language be added to prohibit marijuana sales within 1,000 ft. of a school. Various suggestions were made regarding the boundaries of zoning districts. Mr. Novak stated the engineer would update the map and present to the city council with the concerns noted by the EDA relating to the ordinance language. Motion by K. Guetter to approve the zoning ordinance and land use map with the minor suggested changes.

Eichten – yes; A Guetter – yes; K. Guetter – yes. Robasse – yes.

Matt and Andrea Samyn Refund – Motion by Robasse, second by K. Guetter per agreement with the EDA, to refund the Samyn's \$17,184.13, as they met the minimum valuation threshold noted in the refund agreement. Eichten – yes; A Guetter – yes; K. Guetter – yes. Robasse – yes.

Plunkett's Pest Control Proposal. The matter was tabled until the EDA received more specific information regarding pest issue.

Redwood County EDA Strategic Plan. It was noted the Redwood County has housing information on their website. Staff was directed to obtain further information regarding a possible cooperative housing initiative.

Monthly Spotlight – Salfer's Food Center Spotlight is being worked on.

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

Bills – Motion by KGuetter, second by Altermatt to approve the bills as follows:

General Checking: \$17,651.02

Dewy Street Checking: \$ 5,282.66

Eichten – yes; A Guetter – yes; K. Guetter – yes. Robasse – yes.

The meeting was adjourned at 6:05 pm.

McKenzie Fischer



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

June Spotlight: Salfer's Food Center

By: McKenzie Fischer

For the month of June, the Wabasso EDA, Commercial Club, and Redwood Area Development Corporation are highlighting Salfer's Food Center, a family owned business located right in downtown Wabasso.

In the early 1900's Leistikows, a general merchandise store occupied the space we know today as Salfer's Food Center. The local grocery store came into the Salfer family back in 1977 when Marvin Salfer, Jim Salfer's dad, purchased it from Duane Tegel. After Jim's father passed away in 1980, Jim's mother Charlotte took over until 1984 when Jim officially purchased the store from his mother. Some of the biggest supporters Jim found when taking over the store were his customers and friends from the Wabasso and surrounding area.



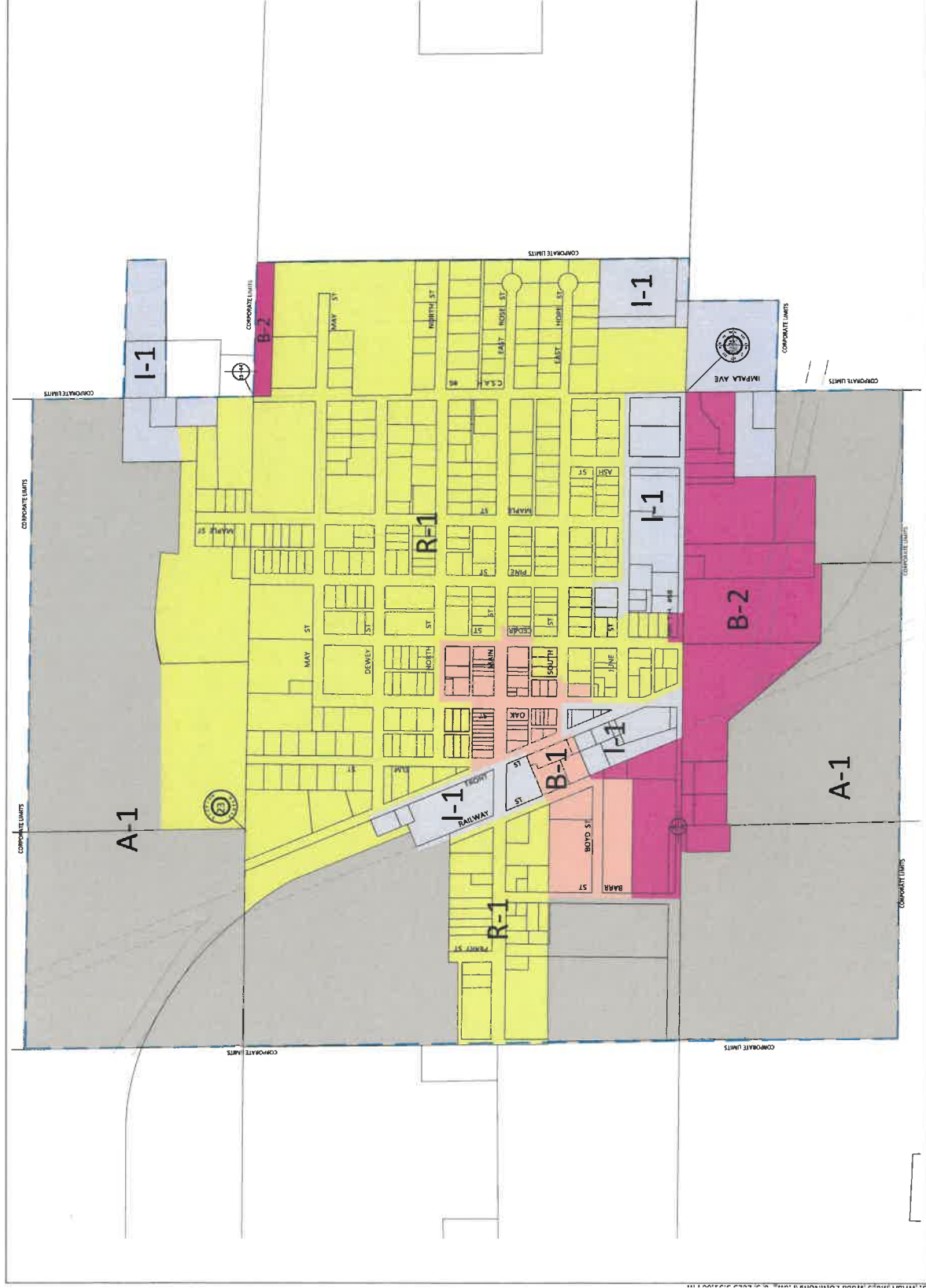
There have been many changes since Jim first took ownership in 1984. Over the years they have positioned the store to meet the changing needs of their customers. When the Salfer family took over in 1977 they were running more of a general store, selling clothes, yard goods, shoes etc. Once their grocery business started becoming more popular, they decided to get rid of the general merchandise and started focusing more on the grocery and fresh produce aspect of business. This proved to be a wise decision as Salfer's now runs a successful store that is able to provide you with fresh fruits and vegetables, dairy, meat, dry goods, frozen goods, medicine, paper products, cleaning products, and much more. Not only is Salfer's Food Center able to provide their customers with these products at their store, but they also handle dry cleaning,

renting of Rug Doctors and fresh bakery goods! Salfer's also handles the deliveries of milk and bread to the school as well as deliveries to people who cannot make it out of their homes to shop.

Throughout the years, Jim has worked hard on updating and making other changes to the store. The most recent changes came in 2016 when you might've remembered walking into the store and not knowing where anything was! During this time, all of the freezers and coolers were replaced with more energy efficient ones and the rest of the store was completely reorganized. Since then, the store has also installed new lighting and HVAC systems.

When asked what Jim's favorite thing about owning a business was he replied, "The people, we enjoy going to work every day and seeing our customers and getting to catch up on the tales of the town!" Another thing that Salfer's is known for is their family like atmosphere. All of Jim's kids have worked at the store at some point in time. Jenny, Brandon, and Holden have all been of great help to make the store run smoothly all year round. Jenny, Jim's oldest child, worked at the store from 1997-2004. She was a huge help in the bakery department as she would bake in the mornings and then work after school and in the summers! Brandon, Jim's middle child, helped out at the store throughout high school from 2005-2013 and was a great help throughout all areas of the business! Holden, Jim's youngest son, returned home after college in 2014 to help out his dad at the store and is still currently working there. When Holden was asked about the best memories the store held for him he stated, "Getting to work with my dad growing up was a great experience. I also will never forget Brandon and Angie's wedding that we had in the store!" Holden also talked about how cool it was as a kid to come into the store his dad owned and get treats and now he gets to see the same thing happening with his own children.

As far as the future goes, Salfer's Food Center plans on being around for years to come as another generation of the Salfer family will eventually take over (Holden, Kylie and family). The advice Jim has to give to anyone that's looking to start their own business is "Do you research, know how many hours it will take to make the business grow, and realize that sometimes owning a business cuts into your family and fun time." Jim, Holden, and the rest of the staff that works hard to bring you the best service at Salfer's wants to let everyone know that they are all incredibly grateful for the support from their customers and are excited for you to see how the business changes and evolves over time. You can visit Salfer's Food Center Monday through Saturday 8 a.m. to 6 p.m. and Sundays from 9 a.m. to 12 p.m.



ZONING MAP

Updated: June, 2023

— CITY LIMITS

RESIDENTIAL DISTRICT

— R-1 RESIDENTIAL

BUSINESS DISTRICT

— B-1 CENTRAL BUSINESS

— B-2 HIGHWAY BUSINESS

INDUSTRIAL DISTRICT

— I-1 LIGHT INDUSTRIAL

OTHER DISTRICT

— A-1 AGRICULTURE-CITY

EDA Monthly Payment Schedule**as of** **6/28/2023**

<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%	\$ 70,680.20	EDA I	11/15/2032	6/13/2023	7/15/2023
Chad Ruprecht	21st	\$ 400.00	3%	\$ 9,332.96	EDA II	5/21/2028	6/13/2023	7/21/2023
DEEM, Inc	21st	\$ 482.80	3%	\$ 14,538.58	EDA I	5/21/2025	6/26/2023	7/21/2023
DEEM, Inc	21st	\$ 357.27	3%	\$ 10,392.95	EDA I	5/21/2025	6/26/2023	7/21/2023
Jenniges Gas & Diesel	14th	\$ 300.00	3%	\$ 9,830.22	EDA I	12/11/2026	6/8/2023	7/14/2023
Jenniges Gas & Diesel	8th	\$ 1,305.53	1%	\$ -	EDA I	12/11/2022	6/15/2023	7/8/2023
Jonti-Craft	25th	\$ 3,886.28	2.5%	\$ 101,929.36	EDA I	9/25/2025	6/16/2023	7/25/2023
Jonti-Craft	25th	\$ 120.19	2.5%	\$ 3,152.86	EDA II	9/25/2025	6/16/2023	7/25/2023
Mid County Ag Services	20th	\$ 242.00	3%	\$ 14,420.36	EDA I	11/20/2028	6/19/2023	7/20/2023
Matt Novak	1st	\$ 362.10	3%	\$ 11,484.79	EDA II	8/4/2026	6/1/2023	7/1/2023
Safe Storage 2	5th	\$ 482.80	3%	\$ 28,778.21	EDA I	10/5/2028	6/1/2023	7/5/2023
Wabasso Eletric Motor LLC	6th	\$ 251.00	3%	\$ 5,661.40	EDAI	8/6/2024	6/19/2023	7/6/2023
Totals		\$ 8,989.97		<u>\$ 280,201.89</u>				
EDAI Daily Savings		\$ 419,546.99						
EDAI Daily Savings		\$ 131,866.37						
EDA-WDC		\$ 0.61						
Total Savings		\$ 551,413.97						
EDA WDC Savings								
Starting Balnace		\$ 0.61						
Interest								
Ending Balance		\$ 0.61						

EDA General Fund

Beginning Balance				\$ 193,687.24
Plus Deposits	Outstanding			
	Rev	Interest Earnings		\$ 91.70
	Exp	Runnings		\$ (381.89)
				\$ -
				\$ -
				\$ -
		Future Checks - Transfer Errors		
				<u>\$ 193,397.05</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>\$ 272,030.20</u>

EDA Dewey Street			
Beginning Balance			\$ 66,123.08
Plus Deposits	Rents		\$ 2,310.00
	interest		\$ 12.02
Less Checks /Outstanding			
	Salfers Food Center		\$ (3.21)
FUTURE	Deposit from EDA General		
	Payments to General Fund Checking		
			<u>\$ 68,441.89</u>

EDA Eastvail Sales Account	Starting Balance	\$ -
	Interest on investments	\$ -
	Transfer to General Checking	\$ -
		<u>\$ -</u>

Dewey Street Townhomes Loan	Paid off	\$ -	2.8 % interest
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6/30/2023

Balance Sheet

	Balance 5/31/2023	Adj.	Balance 6/30/2023
Assets			
Cash	\$ 411,132.47	8,414.52	\$ 419,546.99
Notes Receivable	\$ 257,825.55	(7,255.67)	\$ 250,569.88
Total Assets	\$ 668,958.03	1,158.85	\$ 670,116.87
Liabilities			
	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -
Assets less Liabilities	\$ 668,958.03		\$ 670,116.87

Principal Payments Monthly

Babble On Bar & Grill	\$ 621.75
Deem 1	\$ 445.34
Deem 2	\$ 330.46
Jenniges Gas & Diesel 1	\$ 274.74
Jenniges Gas & Diesel 2	\$ 1,301.82
Jonti-Craft 1	\$ 3,666.29
Mid Country Ag Services	\$ 205.44
Safe Storage #2	\$ 409.83
Total Principal Payments	\$ 7,255.67

Principal Payments Year to Date

Babble On Bar & Grill	\$ 3,707.30
Deem 1	\$ 2,656.36
Deem 2	\$ 1,970.49
Jenniges Gas & Diesel 1	\$ 1,638.19
Jenniges Gas & Diesel 2	\$ 3,767.03
Jonti-Craft 1	\$ 21,883.73
Mid Country Ag Services	\$ 1,224.95
Safe Storage #2	\$ 2,443.71
Total Principal Payments	\$ 39,291.76

New Loans

\$ -
\$ -
\$ -

Income Statement

Income

Interest on Loans Monthly

Babble On Bar & Grill	\$ 178.25
Deem 1	\$ 37.46
Deem 2	\$ 26.81
Jenniges Gas & Diesel 1	\$ 25.26
Jenniges Gas & Diesel 2	\$ 3.71
Jonti-Craft 1	\$ 219.99
Mid Country Ag Services	\$ 36.56
Safe Storage #2	\$ 72.97
Total Interest Payments	\$ 601.01

Interest on Loans Year to Date

Babble On Bar & Grill	\$ 1,092.70
Deem 1	\$ 241.37
Deem 2	\$ 173.16
Jenniges Gas & Diesel 2	\$ 161.81
Jenniges Gas & Diesel 1	\$ 38.50
Jonti-Craft 1	\$ 1,433.95
Mid Country Ag Services	\$ 227.05
Safe Storage #2	\$ 453.09
Total Interest Payments	\$ 3,821.63

Savings Interest

Quarter 1	\$ 242.00
Quarter 2	\$ 557.84
Quarter 3	\$ -
Quarter 4	\$ -
Total Interest Payments	\$ 799.84

Deposit Error	\$ -
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Total Income	\$ 1,400.85
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Expenses

Interest Payment	\$ -
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Total Expense	\$ -
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Net Income	\$ 1,400.85
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EDA II 6/30/2023

Balance Sheet

	Balance 5/31/2023	Adj.	Balance 6/30/2023
Assets			
Cash	\$ 130,554.88	1,311.49	\$ 131,866.37
Notes Receivable	\$ 30,689.95	(1,057.94)	\$ 29,632.01
Total Assets	\$ 161,244.83	393.70	\$ 161,498.38

Liabilities

	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -
Assets less Liabilities	\$ 161,244.83		\$ 161,498.38

Principal Payments Monthly

Chad Ruprecht	\$ 375.73
Jonti-Craft	\$ 113.39
Novak Law	\$ 332.56
Wabbasso Electric Motor	236.26
Total Principal Payments	\$ 1,057.94

New Loans

\$ -
\$ -
\$ -

Principal Payments Year to Date

Chad Ruprecht	\$ 2,240.36
Jont-Craft	\$ 676.79
Novak Law	\$ 1,982.94
Wabbasso Electric Motor	\$ 1,408.73
Total Principal Payments	\$ 6,308.82

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

Chad Ruprecht	\$ 24.27
Jonti-Craft	\$ 6.80
Novak Law	\$ 29.54
Wabbasso Electric Motor	\$ 14.74
	\$ -
	\$ -
Total Interest Payments	\$ 75.35

Interest on Loans Monthly

Chad Ruprecht	\$ 159.64
Jont-Craft	\$ 44.35
Novak Law	\$ 189.66
Wabbasso Electric Motor	\$ 97.27
	\$ -
	\$ -
Total Interest Payments	\$ 490.92

Savings Interest

Quarter 1	\$ 140.15
Quarter 2	\$ 178.20
Quarter 3	\$ -
Quarter 4	\$ -
	\$ 318.35

Deposit Error

\$ -

Total Income

\$ 393.70

Expenses

Interest Payment \$ -

Total Expense

\$ -

Net Income

\$ 393.70

[illegible]

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

<u>Acct ID</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>Total Misc</u>	<u>Total L/C</u>	<u>CITY / STATE</u>	<u>Tot Esc Rec</u>	<u>Tot Esc Dis</u>	<u>PHONE</u>	<u>Total Interest</u>	<u>Total Principal</u>	<u>Due Date</u>	<u>Begin / End</u>	<u>Principal Bal</u>	<u>Cur Prin Bal</u>
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Grand Totals:	<u>Total Misc</u>	<u>Total L/C</u>	<u>Tot Esc Rec</u>	<u>Tot Esc Dis</u>	<u>Total Interest</u>	<u>Total Principal</u>
	0.00	0.00	0.00	0.00	4,312.55	45,600.58
	Grand Tot Rcvd: \$49,913.13					

Total Balances As Of - 06/30/2023 \$280,201.89 (For This Printed List)
CURRENT ACTUAL TOTAL NOTES RECEIVABLE TODAY: \$355,201.89
Monthly Pmts Received = 72

12 ACTUAL ACTIVE ACCOUNTS

(For This Printed List) ACTIVE ACCOUNTS - Grand Total Current Balances: \$280,201.89
Tot Prin Bals As Of 06/30/2023: 280,201.89

City of Wabasso

Payments

07/05/23 7:39 AM

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Current Period: June 2023

Payments Batch 07052023PAYEDA		\$1,170.19			
Refer	1960	<i>BOLTON & MENK</i>			
Cash Payment	E 245-46500-303	Engineering Fees	Zoning Maps-Shared 50/50 with City		\$481.50
Invoice 311503					
Cash Payment	E 245-46500-303	Engineering Fees	Zoning Maps-Shared 50/50 with City		\$303.50
Invoice 313401					
Transaction Date	6/28/2023	EDA Checking	10103	Total	\$785.00
Refer	1871	<i>BAUNE PLUMBING & HEATING</i>			
Cash Payment	E 246-46500-401	Repairs/Maint Buildings	Plumbing Repairs-Flapper		\$61.70
Invoice					
Transaction Date	6/28/2023	EDA Dewey St Chec	10104	Total	\$61.70
Refer	1872	<i>VISA</i>			
Cash Payment	E 246-46500-217	Other Operating Supplie	Misc Supplies-Menards		\$158.49
Invoice					
Transaction Date	6/28/2023	EDA Dewey St Chec	10104	Total	\$158.49
Refer	3199	<i>ECOWATER SYSTEMS</i>			
Cash Payment	E 246-46500-306	Service Contract	Softner Rent		\$165.00
Invoice					
Transaction Date	7/5/2023	EDA Dewey St Chec	10104	Total	\$165.00

Fund Summary

	10103	EDA Checking	
245 EDA GENERAL FUND			\$785.00
			\$785.00
	10104	EDA Dewey St Checkin	
246 EDA DEWEY STREET			\$385.19
			\$385.19

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$1,170.19
Total	\$1,170.19

City of Wabasso

06/28/23 12:24 PM

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Checks for Month

10103 EDA Checking

Since June 2023

Begin Balance \$123,912.64

CHECK	Vendor Name	Check Date	Check Amt	Source	Comment	Balance
001959	RUNNING SUPPLY INC	6/7/2023	\$381.89	061023PAYEDA	Watering Tank	\$123,530.75
	Deposits	\$0.00				
	Checks	-\$381.89	-\$381.89			

FILTER: ((([Act Year]='2023' and [period] in (6))) and ((true)) and [Cash Act]='10103')

City of Wabasso

06/28/23 12:25 PM

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Checks for Month

10104 EDA Dewey St Checkin

Since June 2023

Begin Balance \$66,893.08

CHECK	Vendor Name	Check Date	Check Amt	Source	Comment	Balance
Deposit	060123RECLIBCCRNT	6/1/2023	-\$770.00	060123RECLIBC	June Rent	\$67,663.08
Deposit	060223RECGCFIREAMB	6/2/2023	-\$770.00	060223RECGCFI	June Rent	\$68,433.08
001869	ECOWATER SYSTEMS	6/7/2023	\$229.70	061023PAYEDA	Water Softener	\$68,203.38
001870	SALFERS FOOD CENTER	6/7/2023	\$3.21	061023PAYEDA	Door Opener Battery	\$68,200.17
	Deposits	\$1,540.00				
	Checks	-\$232.91	\$1,307.09			

FILTER: ((([Act Year]='2023' and [period] in (6))) and ((true)) and [Cash Act]='10104')