

**City of Wabasso
ECONOMIC DEVELOPMENT AUTHORITY
1429 Front Street P O Box 60
Wabasso MN 56293
Regular Meeting
Tuesday, July 9, 2024
5:00 pm**

CALL TO ORDER:

MINUTES:

1. Approve Minutes – June 5, 2024

OLD BUSINESS:

1. Discuss Duplex –
 - a. Update on financing options
2. Development/Strategic Plan
 - a. June Community Spotlight
 - b. July Community Spotlight
3. Update on 731 Main Street Building Concerns

NEW BUSINESS:

DIRECTOR’S REPORT:

TREASURER’S REPORT:

1. Detailed Accounting Report for May
2. Loan and Checking Balances Summary Report for May

BILLS:

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

ADJOURN:

ECONOMIC DEVELOPMENT AUTHORITY
Regular Meeting – July 9, 2024
Agenda Report

1. **Minutes** – Approve the minutes from the June 5, 2024, regular meeting. Please Approve.
2. **Duplex** – Discuss options for financing and plans moving forward.
 - a. Discuss options for financing and plans moving forward.
3. **Strategic Plan Update** – The Board noted the following items to work on:
 - Spotlight local businesses on the City’s Facebook page – Attached is the spotlight for June, “Kenwood Home and Design” which was not included in last month’s packet.
 - July Spotlight – I do not have July’s Spotlight yet. I will post online and on Facebook and include it in next month’s packet.
4. **Update on 731 Main Street Maintenance Concerns** – I will update the EDA on where things are with the 731 Main Street Maintenance Concerns.
5. **Treasurer’s Report** – Please see attached for June.
6. **Bills** – See attached for June. Please approve.

**Wabasso EDA
Regular Meeting
Wednesday, June 5, 2024
5:00 p.m.**

The meeting was called to order at 5:00 p.m. with board members Pat Eichten, Karl Guetter, and Chuck Robasse in attendance. Also present were Brandon Baune and Conner Leszcuk.

The minutes of the May 1, 2024, meeting was approved with a motion by Robasse, second by A. Guetter. Eichten – yes; K. Guetter - yes; A. Guetter – yes; Robasse – yes

Conner Leszcuk – Conner joined the meeting to discuss his desire for a dog park in town. The EDA agreed that it would be a nice addition to the city. They also suggested that this is more of a City Council issue, and Brandon agreed to have it added to the council agenda per Amanda Guetter's request.

Main Street Building Concerns – The EDA requested an update including a cost analysis and timeline. Mr. Baune noted that this would be discussed at the next council meeting and that he would update the EDA on this.

Duplex Update on Financing – Mr. Baune noted that he had a call scheduled with Mary Ippel from Taft Law the following day and would update the EDA as to his findings. It was noted that he should look into the cost of the bond and whether a construction/performance bond was necessary and the cost of that as well as the costs associated with bond council.

Gutters at 5-Plex – Mr. Baune noted that the install of the new gutters at the Dewey Street 5-plex was complete and that the final bill for approval was in the bills for the month.

June Community Spotlight – Mr. Baune noted that the new spotlight on Abby Gronli of Kenwood Home was not yet complete but would be soon and will be placed on the website and Facebook. He also noted that RADC commented on the overwhelming response that we received from last month's spotlight on Audrey Prokosch.

Promise Act Grant Opportunity – Mr. Baune noted that McKenzie Fisher passed along information about the Promise Act Grant Program and that it might be a good fit for businesses in the community.

Treasurer's Report – Motion by Robasse, second by K. Guetter to approve the Treasurer's Report. Eichten – yes; K. Guetter - yes; A. Guetter – yes; Robasse - yes

Bills – Motion by K. Guetter, second by A. Guetter to approve the April Bills. Eichten – yes; K. Guetter - yes; A. Guetter – yes; Robasse – yes

The meeting was adjourned at 5:40 p.m.

Brandon Baune

June Spotlight: Kenwood Design + Kenwood Home

McKenzie Taylor

The Wabasso EDA, Commercial Club, and Redwood Area Development Corporation have partnered with each other in effort to shine a light on our local business owners that work hard to share their dreams and talents with us. For the month of June, we are featuring Kenwood Home and Design, a home goods shop and interior design service that officially started in 2018. Owned and operated by Abby Gronli, this cute little shop sits in the small town of Wanda.

After high school, Abby attended Minnesota State University, Mankato, for a bachelor's degree in Marketing and Management and later on went to pursue a Master's Degree in Business Administration with an emphasis in Marketing from Southwest Minnesota State University. While going to school for her master's degree, yet before Kenwood Home and Design was established, Abby was working as a Marketing Manager at Redstar, a marketing agency based in Willmar.

In 2018, Abby made a bold move, launching Kenwood Design. Just two years later, she expanded her vision even further, and opened Kenwood Home in 2020. Both ventures were inspired by her deep-rooted love for home renovation and decor, and the name "Kenwood" holds a special place in her heart. Abby and her husband have spent the past decade transforming a farm on Kenwood Avenue into the place they call home, and she wanted her business to reflect that same passion and dedication.

"I chose Kenwood from our street name," Abby explains. "Kenwood Design became the name for my interior design services, and later Kenwood Home for the home goods shop I opened in Wanda, MN."

Abby's journey to entrepreneurship wasn't a direct path. Initially, she pursued a degree in marketing and management, hoping it would provide a broader range of opportunities. While working at Redstar, she was introduced to an entrepreneurial environment through a program called "Startup," which was an initiative headed up by her boss and team at the marketing agency to assist entrepreneurs with their brand and marketing strategies. This initiative sparked her interest in starting her own business, and she began assisting friends and family with small decorating projects. This combination of professional and personal experiences fueled her desire to create something of her own.

"Working in an entrepreneurial-focused environment and doing interior design side gigs for others really motivated me to start my own business," Abby recalls.

Abby's love for creating a cozy, welcoming home environment started at a young age. She fondly remembers decorating her room, admiring beautiful houses, and dreaming about her future home. This passion blossomed when she and her husband moved into their 1960s rambler in 2014. Since then, they've tackled numerous home projects together, each one strengthening her love for design and renovation. "I've loved every minute of it," Abby says. "From the projects that are a total flop and we have to start over, to the magical ones that go exactly as planned—it's all led up to living in a house that truly feels like home."

Kenwood Home and Design offer more than just retail; they provide a comprehensive range of design services. Abby's approach to design is deeply personal, aiming to create spaces that reflect her clients' personalities and make them feel truly at home. "No matter where you live, there are countless ways to create inviting, functional spaces that tell your story. Recognizing that not every client needs full-service interior design, I offer services tailored for those who need help piecing together a design plan and prefer a more hands-on approach,"

explained Abby. Kenwood Design provides affordable, accessible virtual design services with flat-fee packages and optional in-person meetings at an hourly rate. The process is fun, easy, and personalized to your unique style and budget. "My absolute favorite part of my job is completing a project and hearing from a client, 'I love it! This finally feels like us.' That's my ultimate goal," Abby shares.

Her favorite season to curate items for her shop is winter, particularly the Christmas season. "The way the store glows with all the lights, ornaments, and decorations feels magical," she says.

Running a business is not without its challenges, but Abby finds joy in the freedom to shape her business and the satisfaction of making her clients happy. Her biggest supporter has been her husband, Micah. She shared, "One night, we were watching one of my favorite HGTV shows where they design and renovate homes, and I shared with him what I'd thought for years. 'I just can't believe this is actually what they get to do every day. It would be my absolute dream job.' Micah replied to me, 'What says you can't do it, too?'" and even though it was simple, I sat with those few words for a while. It was that simple mindset shift of just because I went to school for marketing didn't mean I couldn't start my own interior design business." His simple yet profound encouragement gave Abby the push she needed to pursue her dream. "Micah's support and willingness to help has been such an important piece of my business-owner journey," said Abby.

Outside of work, Abby enjoys spending time with her family and friends. With four young kids, life is always busy, but she cherishes every moment.

For those looking to start their own business, Abby advises, "Figure out what your 'why' is and let that be your compass for every business decision you make." One piece of advice that has stuck with her from the beginning is from her dad, quoting Confucius: "Find a job you love, and you will never have to work a day in your life." Abby continued, "We spend a good portion of our lives working, so I wanted to make sure that I chased my dream of doing what I love just like my dad did with his own job."

As for the future of Kenwood Home and Design, Abby hopes to continue designing and decorating homes, expanding her team to take on more projects. She is grateful for the support from her clients and customers, stating, "I don't take it for granted and would like to thank everyone who has supported this dream of mine."

Kenwood Home operates on a seasonal basis, with sale dates and times posted on her website and social media pages. Additionally, Abby hosts an annual Kenwood Home Celebration event, with the next one scheduled for August 15th. This event brings life to the downtown area of Wanda by bringing together friends and family from afar along with other local vendors and food trucks.

Abby's story is truly a testament to following one's passion, embracing the opportunities that are placed in front of us, and through creating a business that truly reflects who you are. Through Kenwood Home and Design, she continues to bring warmth and personality into homes, helping others create spaces they love just as much as she loves her own. If you're looking to connect with Abby you can do so online through her website at kenwoodhomedesign.com or by email at abby@kenwoodhomedesign.com.

EDA I

6/30/2024

Balance Sheet

	Balance 5/31/2024	Adj.	Balance 6/30/2024
Assets			
Cash	\$ 371,934.09	7,491.71	\$ 379,425.80
Notes Receivable	\$ 307,074.57	(6,214.38)	\$ 300,860.19
Total Assets	\$ 679,008.66	1,277.33	\$ 680,285.99
Liabilities			
	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -
Assets less Liabilities	\$ 679,008.66		\$ 680,285.99

Principal Payments Monthly

Babble On Bar & Grill	\$ 640.66
Deem 1	
Deem 2	
Deem 3	
Jenniges Gas & Diesel 1	\$ 487.64
Jonti-Craft 1	\$ 3,759.00
Mid Country Ag Services	\$ 421.79
Safe Storage #2	\$ 422.30
Wabasso P&H	\$ 482.99
Total Principal Payments	\$ 6,214.38

Principal Payments Year to Date

Babble On Bar & Grill	\$ 3,820.06
Deem 1	\$ 2,272.92
Deem 2	\$ 1,685.66
Deem 3	\$ 619.51
Jenniges Gas & Diesel 1	\$ 2,907.65
Jonti-Craft 1	\$ 22,437.12
Mid Country Ag Services	\$ 1,259.07
Safe Storage #2	\$ 2,518.03
Wabasso P&H	\$ 482.99
Total Principal Payments	\$ 38,003.01

New Loans

\$ -
\$ -
\$ -

Income Statement

Income

Interest on Loans Monthly

Babble On Bar & Grill	\$ 159.34
Deem 1	\$ -
Deem 2	\$ -
Deem 3	\$ -
Jenniges Gas & Diesel 1	\$ 12.36
Jonti-Craft 1	\$ 127.28
Mid Country Ag Services	\$ 62.21
Safe Storage #2	\$ 60.50
Wabasso P&H	\$ 312.50
Total Interest Payments	\$ 734.19

Interest on Loans Year to Date

Babble On Bar & Grill	\$ 979.94
Deem 1	\$ 141.72
Deem 2	\$ 100.69
Deem 3	\$ 398.71
Jenniges Gas & Diesel 2	\$ 92.35
Jonti-Craft 1	\$ 880.56
Mid Country Ag Services	\$ 192.93
Safe Storage #2	\$ 378.77
Wabasso P&H	\$ 312.50
Total Interest Payments	\$ 3,165.67

Savings Interest

Quarter 1	\$ -
Quarter 2	\$ 543.14
Quarter 3	\$ -
Quarter 4	\$ -
Total Interest Payments	\$ 543.14

Deposit Error

Expenses

Total Income	\$ 734.19
Interest Payment	\$ -
Total Expense	\$ -
Net Income	\$ 734.19

EDA II 6/30/2024

Balance Sheet

	Balance 5/31/2024	Adj.	Balance 6/30/2024
Assets			
Cash	\$ 144,646.64	1,333.25	\$ 145,979.89
Notes Receivable	\$ 18,068.66	(1,088.43)	\$ 16,980.23
Total Assets	\$ 162,715.30	244.82	\$ 162,960.12

Liabilities

	\$ -		\$ -
Total Liabilities	\$ (162,715.30)		\$ (162,960.12)
Assets less Liabilities	\$ -		\$ -

Principal Payments Monthly

Chad Ruprecht	\$ 387.16
Jonti-Craft	\$ 116.25
Novak Law	\$ 342.67
Wabbasso Electric Motor	\$ 242.35
Total Principal Payments	\$ 1,088.43

New Loans

\$ -
\$ -
\$ -

Principal Payments Year to Date

Chad Ruprecht	\$ 2,308.51
Jont-Craft	\$ 693.90
Novak Law	\$ 2,043.25
Wabbasso Electric Motor	\$ 1,445.05
Total Principal Payments	\$ 6,490.71

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

Chad Ruprecht	\$ 12.84
Jonti-Craft	\$ 3.94
Novak Law	\$ 19.43
Wabbasso Electric Motor	\$ 8.65
\$ -	
\$ -	
Total Interest Payments	\$ 44.86

Interest on Loans Monthly

Chad Ruprecht	\$ 91.49
Jont-Craft	\$ 27.24
Novak Law	\$ 129.35
Wabbasso Electric Motor	\$ 60.95
\$ -	
\$ -	
Total Interest Payments	\$ 309.03

Savings Interest

Quarter 1	\$ -
Quarter 2	\$ 199.96
Quarter 3	\$ -
Quarter 4	\$ -
	\$ 199.96

Deposit Error

Total Income	\$ 244.82
Expenses	
Interest Payment	\$ -
Total Expense	\$ -
Net Income	\$ 244.82

EDA Monthly Payment Schedule
as of 6/30/2024

<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%	\$ 63,096.88	EDA I	11/15/2032	6/7/2024	7/15/2024
Chad Ruprecht	21st	\$ 400.00	3%	\$ 4,750.27	EDA II	5/21/2028	6/7/2024	7/21/2024
DEEM, Inc	21st	\$ 482.80	3%	\$ 10,022.00	EDA I	5/21/2025	4/29/2024	5/21/2024
DEEM, Inc	21st	\$ 357.27	3%	\$ 7,041.81	EDA I	5/21/2025	4/29/2024	5/21/2024
DEEM, Inc	22nd	\$ 509.11	5%	\$ 47,380.49	EDA I	3/21/2034	4/29/2024	5/21/2024
Jenniges Gas & Diesel	14th	\$ 300.00	3%	\$ 3,967.80	EDA I	12/11/2026	6/4/2024	7/14/2024
Jonti-Craft	25th	\$ 3,886.28	2.5%	\$ 57,333.54	EDA I	9/25/2025	6/11/2024	7/25/2024
Jonti-Craft	25th	\$ 120.19	2.5%	\$ 1,773.67	EDA II	9/25/2025	6/11/2024	7/25/2024
Mid County Ag Services	20th	\$ 242.00	3%	\$ 12,126.38	EDA I	11/20/2028	6/26/2024	7/20/2024
Matt Novak	1st	\$ 362.10	3%	\$ 7,085.14	EDA II	8/4/2026	6/1/2024	7/1/2024
Safe Storage 2	5th	\$ 482.80	3%	\$ 23,356.25	EDA I	10/5/2028	6/1/2024	7/5/2024
Wabasso Eletric Motor LLC	6th	\$ 251.00	3%	\$ 2,784.67	EDAI	8/6/2024	6/4/2024	7/6/2024
Wabasso P&H	1st	\$ 795.49	5%	\$ 74,032.01	EDA I	5/1/2034	6/7/2024	7/1/2024
Totals		\$ 8,989.04		<u>\$ 314,750.91</u>				

EDAI Daily Savings	\$ 379,425.80
EDAI Daily Savings	\$ 145,979.89
EDA-WDC	\$ -
Total Savings	\$ 525,405.69
EDA WDC Savings	
Starting Balnace	\$ -
Interest	
Ending Balance	\$ -

EDA General Fund

Beginning Balance			\$ 196,927.06
Plus Deposits	Outstanding		
	Rev		
	Interest Earnings	\$	96.65
Exp	Runnings	\$	(119.83)
	Country Enterprises	\$	(62.50)
	Parallel Ag	\$	(2,384.91)
			<u>\$ 194,456.47</u>
Ending Balance			
CD # 115009 renewal 12-9-19		\$	28,678.50
CD #33649		\$	52,348.64
	CD Total		<u>\$ 81,027.14</u>
	EDA General Total		<u>\$ 275,483.61</u>

EDA Dewey Street			
Beginning Balance		\$	101,730.22
Plus Deposits	Rents	\$	2,310.00
	interest	\$	15.43
Less Checks /Outstanding			
	Gramstad	\$	(74.98)
	Carter Construction	\$	(9,495.50)
	Ecowater	\$	(191.30)
	Visa	\$	(48.25)
	Baune Plumbing and Heating	\$	(111.52)
FUTURE	Deposit from EDA General		
	Payments to General Fund Checking		
			<u>\$ 94,134.10</u>

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

Dewey Street Townhomes Loan	Paid off	\$	-	2.8 % interest
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EDA
PO Box 60
Wabasso, MN 12311
507 342-5519

NAME

ADDRESS

CITY / STATE

PHONE

Due Date

Begin / End

Cur Prin Bal

Acct ID	Total Misc	Total L/C	Tot Esc Rec	Tot Esc Dis	Total Interest	Total Principal	Principal Bal
Grand Totals:	Total Misc 0.00	Total L/C 0.00	Tot Esc Rec 0.00	Tot Esc Dis 0.00	Total Interest 3,787.20	Total Principal 44,493.72	Grand Tot Rcvd: \$48,280.92

Total Balances As Of - 06/30/2024 \$316,734.60 (For This Printed List)
CURRENT ACTUAL TOTAL NOTES RECEIVABLE TODAY: \$389,750.91
Monthly Pmts Received = 68

(For This Printed List) ACTIVE ACCOUNTS - Grand Total Current Balances: \$314,750.91
Tot Prin Bals As Of 06/30/2024: 316,734.60

14 ACTUAL ACTIVE ACCOUNTS

CITY OF WABASSO

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Payments

Current Period: July 2024

Payments Batch 070824PAYEDA		\$480.34	
Refer	1986 <i>LENDING PRO SOFTWARE</i>	-	
Cash Payment	E 245-46500-306 Service Contract	Lending Pro Loan Software	\$95.00
Invoice			
Transaction Date	7/8/2024	EDA Checking 10103	Total \$95.00
Refer	1906 <i>BAUNE PLUMBING & HEATING</i>	-	
Cash Payment	E 246-46500-401 Repairs/Maint Buildings	Plumbing work in Apt 2	\$81.64
Invoice			
Transaction Date	7/8/2024	EDA Dewey St Chec 10104	Total \$81.64
Refer	1907 <i>ECOWATER SYSTEMS</i>	-	
Cash Payment	E 246-46500-306 Service Contract	May and June Softner Rent	\$138.70
Invoice			
Cash Payment	E 246-46500-306 Service Contract	May and June Softner Rent	\$165.00
Invoice			
Transaction Date	7/8/2024	EDA Dewey St Chec 10104	Total \$303.70

Fund Summary

	10103 EDA Checking	
245 EDA GENERAL FUND	\$95.00	
	\$95.00	
	10104 EDA Dewey St Checkin	
246 EDA DEWEY STREET	\$385.34	
	\$385.34	

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$480.34
Total	\$480.34

CITY OF WABASSO

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Checks for Month**10104 EDA Dewey St Checkin****Since June 2024****Begin Balance \$94,100.98**

CHECK	Vendor Name	Check Date	Check Amt	Source	Comment	Balance
Deposit	060524RECRENT	6/5/2024	-\$2,310.00	060524RECREN	JUNE RENT	\$96,410.98
Deposit	070324RECRENT	7/3/2024	-\$2,310.00	070324RECREN	3 MONTHS RENT JULY, A	\$98,720.98
001898	BAUNE PLUMBING & HEATIN	6/12/2024	\$111.52	060224PAYEDA	Plumbing at Apt 2 and 3	\$98,609.46
001899	CARTER CONSTRUCTION	6/12/2024	\$9,495.50	060224PAYEDA	5-Plex Gutters	\$89,113.96
001900	ECOWATER SYSTEMS	6/12/2024	\$191.30	060224PAYEDA	April Rent and Salt	\$88,922.66
001901	GRAMSTAD LUMBER COMP	6/12/2024	\$74.98	060224PAYEDA	Weather Stripping	\$88,847.68
001902	VISA	6/12/2024	\$48.25	060224PAYEDA	Misc Supplies	\$88,799.43
	Deposits	\$4,620.00				
	Checks	-\$9,921.55	-\$5,301.55			

CITY OF WABASSO

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Checks for Month**10103 EDA Checking****Since June 2024****Begin Balance \$197,573.28**

CHECK	Vendor Name	Check Date	Check Amt	Source	Comment	Balance
001983	COUNTRY ENTERPRISES IN	6/12/2024	\$62.50	060224PAYEDA	Stickers for Advertising Bo	\$197,510.78
001984	PARALLEL AG	6/12/2024	\$2,384.91	060224PAYEDA	Unit and Access. for Wateri	\$195,125.87
001985	RUNNING SUPPLY INC	6/12/2024	\$119.83	060224PAYEDA	Misc for Watering Flowers	\$195,006.04
	Deposits	\$0.00				
	Checks	-\$2,567.24	-\$2,567.24			