



"A Growing Community"

BAXTER ECONOMIC DEVELOPMENT AUTHORITY MINUTES

Tuesday, August 18, 2026 at 6:15 PM

Baxter City Hall, 13190 Memorywood Drive, Baxter, MN

CALL TO ORDER

ROLL CALL

Vice President Zach Tabatt, Treasurer Connie Lyscio and Member Patrick Sundberg and Darrel Olson were present. President Mark Cross was absent.

Executive Director Brad Chapulis, Secretary Kelly Steele, Assistant Treasurer Jeremy Vacinek, Trevor Walter and Josh Doty were present.

MINUTES

OLD BUSINESS

NEW BUSINESS

1. Approve Resolution 2026-01 Discharging Declaration of Covenants, Conditions and Restrictions Affecting Lots 1 & 2, Block 3, JMS Baxter Estates, and Approval of Conveyance of Permanent Bock & Pedestrian Easement on Lot 1, Block 3, JMS Baxter Estates

Executive Director Chapulis explained the EDA entered into a purchase and development agreement with Kuepers Land Development LLC on June 4, 2026 for the purchase of two parcels.

Kuepers title work identified several encumbrances on the two lots and they are asking the EDA to remove those prior to closing. Kuepers is asking the EDA to remove a 2004 declaration of covenants that was placed on the property by the original developer. The declaration prohibits the development of the property into anything other than an office or commercial purpose and prohibits the construction of a building more than one story high, imposes an architectural control committee, and many other restrictions. These restrictions are not acceptable to Kuepers.

The city attorney has drafted a discharge document for consideration by the EDA.

MOTION by Treasurer Lyscio, seconded by Member Sundberg to Approve Resolution 2026-01 Discharging Declaration of Covenants, Conditions and Restrictions Affecting Lots 1 & 2, Block 3, JMS Baxter Estates, and Approval of Conveyance of Permanent Bock & Pedestrian Easement on Lot 1, Block 3, JMS Baxter Estates. Motion carried unanimously.

EDA BOARD MEMBER COMMENTS AND DISCUSSION

Comments received may be placed on a future meeting agenda for consideration.

Executive Director Chapulis provided an updated on lot sales.

ADJOURN

MOTION by Treasurer Lyscio, seconded by Member Sundberg to adjourn at 6:22 p.m. Motion carried unanimously.

Approved by:

Respectfully submitted,

Mark Cross
President

Kelly Steele
Assistant City Administrator