

**Wabasso EDA  
Regular Meeting  
Wednesday, October 9, 2024  
6:00 p.m.**

The meeting was called to order at 6:05 p.m. with board members Pat Eichten, Amanda Guetter, Roger Baumann, and Chuck Robasse in attendance. Also present was Brandon Baune.

The minutes of the September 4, 2024, meeting was approved with a motion by Baumann, second by Robasse. Eichten – yes; A. Guetter – yes; Baumann – yes; Robasse - yes

**October Spotlight** – McKenzie is still waiting on replies from local businesses so she can finish those up. In the meantime, she wrote an article on the EDA. The spotlight for next month will be on Fenger Auto Repair. Mr. Baune to place recent spotlight on the website and Facebook.

**2025 Preliminary Budget** – Mr. Baune presented the EDA with the 2025 preliminary budget. As was previously the case, the Levy for the EDA will remain at \$5,000. Discussion was had, including what to do about rents and budgeting for projects. Motion by A. Guetter, second by Baumann to approve a 3% rent increase at the 5-plex beginning in January 2025. Eichten – yes; A. Guetter – yes; Baumann – yes; Robasse – yes

Brandon to make updates from this discussion and present for final approval next month. Motion by A. Guetter, second by Baumann to approve the 2025 preliminary budget. Eichten – yes; A. Guetter – yes; Baumann – yes; Robasse - yes

**5-Plex Flooring Quotes** – Mr. Baune presented two quotes from ACE Hardware for new flooring in the 5-Plex apartments in apartments #3 and #4 prior to the new tenants going in. Mr. Baune also presented samples of the flooring to the EDA. The all-carpet option came in at \$3,352.12 per apartment, while the mix of carpet and plank combo came in at \$5693.13 per apartment. Motion by A. Guetter, second by Robasse to approve option two from Ace Hardware for the Carpet/Plank combination in the amount of \$5,693.13 per apartment. Eichten – yes; A. Guetter – yes; Baumann – yes; Robasse - yes

**Past Due RLF Payments** – Mr. Baune noted that most past due payments have been paid since the last meeting. DEEM Inc. still had some payments to clean up but they had a plan to pay those this next month.

**5-Plex Lease Update** – Mr. Baune noted that the 5-Plex lease agreements would be updated to include a clause about service/emotional support animals to allow entrance into the apartment on a regular basis to verify no damage is being done to the apartments. If so, it would be billed at that time, rather than when the tenant moves out.

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

**Bills** – Motion by A. Guetter, second by Baumann to approve the September Bills. Eichten – yes; A. Guetter – yes; Baumann – yes; Robasse - yes

The meeting was adjourned at 7:00 p.m.

Brandon Baune  
Director