Wabasso EDA
Regular Meeting
Wednesday, January 14, 2026
5:00 p.m.

The meeting was called to order at 5:00 p.m. with board members Brad Pitzl, and Roger Baumann in attendance. Chuck Robasse joined via zoom. Also present was McKenzie Taylor of RADC and EDA Director Brandon Baune.

December Minutes - The minutes of December 3, 2025, meeting was approved with a motion by Pitzl, second by Baumann.
Pitzl – yes; Baumann – yes; Robasse - yes

Taylor Family Farms Childcare Grant – Mr. Baune updated the EDA on questions from last month and noted that the most important items on this topic for the night's meeting was to make sure we accept the award. Additionally, Mr. Baune laid out how he thought the process for moving forward would look like. He, with the help of McKenzie Fischer of RADC, will work on sample grants for the EDA's viewing at the February meeting. It was agreed that once the framework for childcare grants through the EDA would work, then it would be time to advertise their availability. This is also something Mrs. Fischer offered to assist with through articles and other outreach. Lastly, Mr. Baune noted that one important question still stood on this grant, which is who could be eligible. He noted that he would ask this question when he sent documentation accepting the donation to Taylor Family Farms. Motion by Robasse, second by Pitzl to accept the $25,000 Childcare Grant from Taylor Family, and to fund the program with a matching amount of $25,000 from the EDA General Fund.
Pitzl – yes; Baumann – yes; Robasse – yes

5-Plex Tenant Moving Out – Mr. Baune noted that the tenant in apt. #4 notified him in writing that they will be moving out by February 28th. It was the consensus of the EDA that Mr. Baune should reach out to Ace Home & Hardware in Marshall about their availability to replace all flooring in the apartment, as well as CS Painting to have them paint the whole place, the same as was done for the two apartments in late 2024. Mr. Baune will conduct a walk-through of the apartment before formally ordering the work to be done to make sure other work isn't needed. Mr. Baune will also reach out to the person on the wait list to notify them that a spot is opening.

Duplex Update – Mr. Baune presented materials from GFY Custom Crafts, a modular home builder, as an alternative to a stick-built duplex. He noted that this company reached out after the city's financial advisor alerted them that the EDA was researching options for a duplex and other housing solutions. It was the consensus of the EDA that they were interested in hearing more, and asked Mr. Baune to see if they would join us in a future meeting via Zoom.

Past Due RLF Payments – Mr. Baune noted that little had changed with past-due payments; however, payments were made that did not show in the report, as they were received earlier in the day. It was noted that there may be a good opportunity to consolidate loans, leading to 1 lower monthly payment. The EDA instructed to reach out to DEEM Inc. to find out if they are interested in this. They also requested the past due amount, including accrued fees.

Treasurer's Report – Motion by Baumann, second by Pitzl to approve the Treasurer's Report.
Pitzl – yes; Baumann – yes; Robasse - yes

Bills – Motion by Pitzl, second by Baumann to approve the January Bills.

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Pitzl – yes; Baumann – yes; Robasse - yes

The meeting was adjourned at 6:00 p.m.

Brandon Baune

Director

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