

**Wabasso EDA
Regular Meeting
Wednesday, February 4, 2026
5:00 p.m.**

The meeting was called to order at 5:00 p.m. with board members Pat Eichten and Brad Pitzl in attendance. Chuck Robasse joined via zoom. Also present was Brian Stanslaski of GFY Custom Crafts and EDA Director Brandon Baune.

January Minutes - The minutes of January 14, 2026, meeting was approved with a motion by Pitzl, second by Robasse.

Eichten – yes; Pitzl – yes; Robasse - yes

Taylor Family Farms Childcare Grant – Mr. Baune provided a brief update to the EDA on the progress of the grant. He noted that He and McKenzie had not had time in the last month to get together to discuss. He also noted that the check had not been received from Taylor Family Farms Foundation, meaning that the time clock for spending the money had not started. He expects to have a draft ready for the EDA at the next meeting.

Duplex Update – Brian Stanslaski of GFY Custom Crafts – Brian Stanslaski of GFY Custom Crafts joined the EDA via Zoom. Brian provided an overview of his company, noting that they specialized in modular homes. He explained that this option is often much more affordable than stick-built homes and with new technology and standards, they compare well to the more popular alternative. He also noted that layouts could be easily manipulated to meet specific needs and budgets. It was the consensus of the EDA to explore this option further. Mr. Baune to follow up with Mr. Stanslaski to discuss local metrics and to get a more firm quote comparable to the duplex options that have previously been considered. It was also the consensus of the EDA to have Harold Lance, or another representative of Amco Advisors, to discuss the finance end of this project.

Loan Restructure for DEEM Inc./Wabasso Roadhouse – Mr. Baune provided documentation on the three outstanding loans for DEEM Inc./Wabasso Roadhouse, noting that he had spoken with Diane who has strong interest in refinancing into one. The EDA discussed that by refinancing the three loans into one, it would cut the amount owed by more than 50% monthly. Motion by Pitzl, second by Robasse to consolidate the three outstanding loans to DEEM Inc./Wabasso Roadhouse into one loan in the amount of \$51,500 at 5% for a term of 10 years/60 mos.

Eichten – yes; Pitzl – yes; Robasse - yes

Treasurer's Report – Motion by Robasse, second by Pitzl to approve the Treasurer's Report.

Eichten – yes; Pitzl – yes; Robasse - yes

Bills – Motion by Pitzl, second by Robasse to approve the February Bills.

Eichten – yes; Pitzl – yes; Robasse - yes

The meeting was adjourned at 6:05 p.m.

Brandon Baune

Director