Wabasso EDA
Regular Meeting
Wednesday, December 7, 2022
5:00 pm

The meeting was called to order at 5:00 pm with board members Pat Eichten, Steve Burns, and Karl Guetter present and Chuck Robasse via video conference. Also present were Kyle Salfer, Pat Dingels, and McKenzie Fischer.

The minutes of the November 12, 2022, meeting were approved on a motion by Guetter, second by Burns.
Eichten – Yes; Burns – Yes; Guetter – Yes; Robasse – yes.

Public Housing – It was the consensus of the board that a meeting be scheduled with the City of Franklin to tour its public housing project.

Daycare – The board received an update regarding daycare. It was noted that Tim Goblirsch was still interested in selling his property, but an environmental assessment would need to be completed prior to entering into negotiations. It was agreed the EDA should meet with stakeholders to determine the needs and opportunities for daycare. It was also agreed that the EDA would meet with Franklin officials to tour its day care facility.

Strategic Plan Update
- No discussions with Commercial Club due to elections, budget, holidays and illness.
- Monthly business spotlight – Jenniges Gas and Diesel
- Highway 68 corridor – Committed did not meet due to reasons noted above, but Mr. Thompson, Mr. Eichten and Matt Novak had met to discuss. Mr. Thompson had followed up with discussion and were refining land use language. Mr. Thompson felt confident that proposed language would be completed by March/April 2023.

2023 Budget. Mr. Thompson presented an overview of the budget noting:
- The budget was in a new format
- RLF I Transfer and Loan – This was for the Babble On RLF loan that was recently approved. The loan was funded from the savings account.
- EDA General Sales of Fixed Assets – Sale of Samyn and Salfer lots
- EDA General Transfer from Other Fund – Adjustment that was made per Auditor's recommendation
- EDA General Engineering Fees – Related to Hwy 68 study, Eastvail lot reconfiguration and extension of Eastvail utilities.
- EDA General Transfers (General) - Adjustment that was made per Auditor's recommendation
- EDA General Transfers (Eastvail) – Transfer of net sales proceeds to May Street debt service improvement fund.
- Dewey Street – Capital Outlay – Landscaping
- 2017A Tax Abatement – Transfer from EDA - Adjustment that was made per Auditor's recommendation

2023 Budget –

- RLF I Interest on loan payments and transfer – Reflects the additional revenue from the Babble On loan
- EDA General – Sales of Fixed Assets – Sale to David Schmidt
- EDA General Transfer from other Funds – Transfer from RLF funds.
- EDA General – Transfer to Other Funds (Eastvail) - Transfer of net sales proceeds to May Street debt service improvement fund.
- Dewey Street Rents – 5% increase
- Dewey Street Capital Outlay/Improvements – None budgeted at this time.
- Dewey Street Loan Payment – no payments as loan was retired in 2022.
- 2017A Tax Abatement Transfers from EDA – Net proceeds from Schmidt lot sale.

The board discussed potential Dewey Street 5 Plex improvements. Motion by Burns, second by Guetter to adopt the 2023 Operating Budget as presented.
Eichten – Yes; Burns – Yes; Guetter – Yes; Robasse – yes.

5-Plex Rental Rates: Motion by Burns, second by Robasse to increase the 5 plex rental rates by 5% effective January 1, 2023.
Eichten – Yes; Burns – Yes; Guetter – Yes; Robasse – yes.

Envy Us Salon – Mr. Eichten reported that he had discussed potential assistance with Tiffany Eichten regarding the building she is currently renting. No action was taken at this time.

Treasurer's Report – Motion by Burns, second by Guetter to accept the Treasurer's report.
Eichten – Yes; Burns – Yes; Guetter – Yes; Robasse – yes.

Bills – Motion by Burns, second by Guetter to approve the bills totaling:

EDA General:	$ 300.70
EDA Dewey:	$1,965.00
Total:	$2,265.70

Eichten – Yes; Burns – Yes; Guetter – Yes; Robasse – yes.

Motion by Guetter, second by Burns to pay Jamie Taylor $25.00 per Spotlight setup.

Eichten – Yes; Burns – Yes; Guetter – Yes; Robasse – yes.

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

Larry J Thompson
Director