



**Madelia Area Economic Development Authority**

Madelia City Council Chambers

June 23rd, 5:30 PM Agenda

**1. Call to Order**

**2. Approval of Agenda**

**3. Approval of April 28th, 2025 Board Minutes**

**4. Introduction of CEDA Regional Manager: Dave Schmidt**

**5. Financial Reports**

5.1 EDA Program Funds Reports

5.2 Outstanding Loans Report

**6. Old Business**

6.1 FY26 Congressionally Directed Spending Requests

6.2 ESMC Project: Riverfront Redevelopment Plan Update

**7. New Business**

7.1 Sidewalk Assessment

**8. Staff Report**

8.1 EDA Specialist Update

**9. Public Comment**

**10. Upcoming Events**

June 25th, 2025: Lunch and Learn - Quickbooks Basics

July 12th, 2025: Park Days: Community Survey Booth

July 23rd, 2025: Lunch and Learn - Digital Marketing w/ KEYC

July 28th, 2025: EDA Meeting

**11. Adjournment**



## **Madelia Area Economic Development Authority**

Madelia City Council Chambers

April 28th, 2025, 5:30 PM Minutes

The meeting was called to order by Chair Cody Eager at 5:30 pm. Those in attendance were Cody Eager, Matthew Gunderson, Andrew Gappa, and Mark Slater. Glen Christensen was in attendance via phone. Others present include Chris Fischer, Chief Rob Prescher, Celia Simpson, Heather Utz, and Jim Petterson.

Eager asked for a motion to approve the agenda. Gappa made a motion to approve the agenda. Slater seconded. The motion was passed unanimously.

A motion was made by Slater and seconded by Gappa to approve the minutes from March 24th. The motion was passed unanimously.

The board reviewed the program fund reports and outstanding loan reports.

Simpson informed the board that the FEMA Building Resilient Infrastructure and Communities (BRIC) program had been cut. The City had been applying for the program via the FY26 Congressionally Directed Spending and FY26 Community Project funding opportunities through our elected officials to help finance the construction of an accredited levee at the wastewater lift station. She encouraged the board to reach out to their elected officials in any future communication to let them know how critical this program would have been for Madelia.

Simpson brought to the board an invitation to participate in the Minnesota Business Focused on Food and Agriculture (MBFFA) program. This program is led by Greenseam and Minnesota State University Mankato. They have partnered with various regional entities to coordinate programming to support eligible businesses. Blue Earth REV is the regional lead who has invited Madelia to participate in their programming. They will livestream their monthly Lunch and Learn program to communities across the region. Each of those communities is responsible for coordinating food and locations for the event. Businesses who attend the Lunch and Learns, whether in Blue Earth or in the other participating communities would gain access to these speakers, in addition to free or discounted technical assistance from the speakers. Funding is available through the Compeer General Use grant to pay for food/technology to host these events. Simpson asked the board for approval to participate in this program, as well as apply for the Compeer General Use grant. Gappa made a motion to approve Madelia's participation in the MBFFA program as well as an application to the Compeer General Use grant to pay for food/technology to support the events. Christensen seconded the motion. The motion was passed unanimously.

A copy of the EDA specialist report was provided in the agenda packet.

The meeting was opened to public comment at 5:41 pm. No public comment was brought before the EDA board at that time. Public comment was closed.

With no further business before the EDA, a Motion was made by Gappa and seconded by Slater to adjourn the meeting at 5:43 pm.

Typed this 29th day of April, 2025,

Celia Simpson, CEDA

TO: EDA Board  
 FROM: Celia Simpson, CEDA  
 SUBJECT: EDA Program Funds Report  
 DATE: June 23rd, 2025

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### EDA Program Funds Report (Estimate as of May 31st)

Fund Name	Fund 39	Fund 40	Fund 41	Fund 43	Fund 44	Fund 45	Fund 46			Fund 52
<b>Fund Purpose</b>	Housing	Commercial	Commercial: Small and Emerging	Child Care	Commercial: Small and Emerging	Commercial	Housing - MF Construction	Housing- Rehabilitati on	Housing- Down Payment Assistance	Development Fund
<b>Fund Source</b>	SCDP	SCDP	USDA and City (SCDP)	First Children's Finance	USDA	SCDP	SCDP			Riverview Heights Lot Sales and Loan Repayments
<b>Program Policy</b>	2015 SCDP Housing	2015 SCDP Commercial	Business Assistance Program	Madelia Child Care Start-Up / Expansion Grant	Business Assistance Program	Business Assistance Program	Multifamily Housing Loan Program	<i>In Developm ent</i>	Down Payment Assistance Program - CLOSED	Loans: Business Assistance Program
<b>Current Structure</b>	Forgivable Loan	Forgivable Loan + Installment Loan	Low-interest loans	Grants	Low-interest loans	Low-interest loans	Low-interest loans	<i>In Developm ent</i>	Low-interest loans	Loans
<b>Cash on Hand</b>	\$52,478.00	\$3,457.34	\$57,546.53	\$11,524.49	\$99,000	\$67,577.95	\$148,868.95			\$160,988.64
<b>Loans Receivable</b>	\$425,368.00	\$0.00	\$58,384.16	\$0.00	\$0.00	\$277,470.46	\$141,208.62			\$159,375.38
<b>Loans Outstanding</b>	15	0	2	0	0	7	1	None	8	2

# EDA Outstanding Loans Report (Estimate as of May 31st, 2025)

*Forgivable loan with clawback for early sale  
or death*

Beneficiary	Loan Status	Principal balance	Origination Date	Maturity Date
Valdez, Maria and Angel	Current	\$32,000.00	11/12/2016	11/12/2026
Tiedeken, Mary	Current	\$24,693.00	5/25/2016	5/25/2026
Schmidt, Vicki	Current	\$29,280.00	6/15/2017	6/15/2027
Schwartz, Tara	Current	\$22,502.00	11/7/2016	11/7/2026
Rojas, Delmy	Current	\$31,870.00	1/28/2017	1/28/2027
Rodriguez, Maria	Current	\$23,131.00	4/15/2017	4/15/2027
Moore, Alan and Angela	Current	\$25,750.00	7/31/2017	7/31/2027
Kuennen, Aaron and Carol	Current	\$25,735.00	8/24/2017	8/24/2027
Kilmer, Shari	Current	\$32,000.00	8/1/2017	8/1/2027
Lopez, Josseline and Gomez, Mario	Current	\$32,000.00	11/10/2016	11/10/2026
Coners, Amy	Current	\$28,571.00	12/16/2016	12/16/2026
Balderas, Maria and Niave, Carlos	Current	\$24,900.00	5/25/2016	5/25/2026
Callejas, Benancio and Zeidy	Current	\$30,051.00	10/20/2016	10/20/2026
Gomez, Iris	Current	\$31,885.00	10/6/2017	10/6/2027
Orellana, Gladys	Current	\$31,000.00	11/11/2016	11/11/2026
<b>Total Balance Outstanding</b>		\$425,368.00		
<b>Total Cash Balance in Fund</b>		\$52,478.00		

## Fund 40-Commercial SCDP

Company Name	Loan Status	Principal balance	Origination Date	Maturity Date
<b>Total Balance Outstanding</b>		\$0.00		
<b>Total Cash Balance in Fund</b>		\$3,457.34		

## Fund 41-Commercial USDA

Company Name	Loan Status	Outstanding Balance	Monthly Payment Amount	Interest Rate	Origination Date	Principal Start Date
Dream River Marketing Group, LLC	Current	\$7,110.33	\$341.67	1%	2/13/2017	03/15/2017
J Henry Properties, LLC	Current	\$50,436.20	\$344.92	1%	5/1/2018	06/01/2018
<b>Total Balance Outstanding</b>		\$57,546.53				
<b>Total Cash Balance in Fund</b>		\$58,384.16				

# EDA Outstanding Loans Report (Estimate as of May 31st, 2025)

## Fund 45-Commercial

Company Name	Loan Status	Outstanding Balance	Monthly Payment Amount	Interest Rate	Origination Date	Principal Start Date
Madelia Lumber	Current	\$32,996.72	\$636.69	1.00%	7/22/2019	09/01/2019
Madelia Lanes	Current	\$26,682.61	\$251.77	1.00%	12/31/2018	01/31/2019
Sud UR Duds	Current	\$1,917.74	\$175.25	1.00%	04/12/2016	05/20/2016
Lost Sanity Brewing	Current	\$84,795.35	\$597.86	1.00%	09/01/2017	10/01/2017
J Henry Properties	Current	\$19,507.04	\$114.97	1.00%	08/01/2020	09/01/2020
Shellum Properties Management, LLC	Current	\$55,905.65	\$659.89	4.00%	09/01/2023	10/01/2023
Bryngelsson Holdings	Current	\$55,665.35	\$580.59	3.00%	07/15/2024	08/15/2024
<b>Total Balance Outstanding</b>		\$277,470.46				
<b>Total Cash Balance in Fund</b>		\$67,577.95				

## Fund 46-Downpayment Assistance/Housing

Beneficiary	Loan Status	Outstanding Balance	Monthly Payment Amount	Interest Rate	Origination Date	Principal Start Date
Biehn, William and Jennifer	Paid in Full	\$0.00	\$95.46	5.00%	11/28/2012	12/28/2012
Eser, Sterling	Current	\$1,070.89	\$91.18	4.00%	05/09/2016	06/15/2016
Forstner, Michael	Current	\$1,705.00	\$100.00	6.00%	11/15/2016	12/15/2016
Guyer, Ryan	Current	\$1,988.02	\$99.95	6.00%	02/13/2017	03/15/2017
Hogg, Darrell	Current	\$1,064.16	\$53.05	5.00%	02/13/2017	03/15/2017
Rodriguez, Maricela	Current	\$1,887.38	\$91.19	4.00%	05/01/2017	05/01/2017
Ordoff, Brandon and Sonya	Current	\$3,817.89	\$109.07	8.00%	09/20/2018	10/15/2018
Sandoval, Ismael	Current	\$4,675.28	\$104.50	7.00%	09/01/2019	10/01/2019
J Henry 115 LLC	Current	\$125,000.00	\$693.25	3.00%	04/01/2025	10/15/2025
<b>Total Balance Outstanding</b>		\$141,208.62				
<b>Total Cash Balance in Fund</b>		\$148,868.95				

## Fund 52- Economic Development

Company Name	Loan Status	Outstanding Balance	Monthly Payment Amount	Interest Rate	Origination Date	Principal Start Date
VanHale Properties	Current	\$136,970.98	\$920.14	1%	5/1/2018	06/15/2018
ProSide LLC	Current	\$22,404.40	\$569.72	1%	8/13/2018	10/01/2018
<b>Total Balance Outstanding</b>		\$159,375.38				
<b>Total Cash Balance in Fund</b>		\$160,988.64				

TO: EDA Board  
FROM: Celia Simpson, CEDA  
SUBJECT: FY26 Congressionally Directed Spending Requests  
DATE: June 23rd, 2025



Staff had sought funding for an accredited levee for the Wastewater Lift Station through an application for FY26 Community Project Funding through Congressman Finstad's office, an application for FY26 Congressionally Directed Spending (FY26 CDS) through Senator Klobuchar's office, and an application for FY26 CDS through Senator Smith's office. If approved, these funds would have been allocated from FEMA's Building Resilient Infrastructure and Communities (BRIC) program.

On April 4th, we received word that the BRIC program has been scrapped. No application was submitted to Senator Klobuchar's office nor was an application submitted to Senator Smith's office.

**Update:** On June 5th, we received word that the FY26 CDS requests to Senator Klobuchar and Senator Smith had been moved forward to the Senator Appropriations Committee.

Staff thought the program we were applying under was BRIC, however it looks like the request would actually fall under the Pre-Disaster Mitigation Program. BRIC was a subset of that program. BRIC was cancelled but the Pre-Disaster Mitigation Program is still in place.

**Board Action Requested:** No action requested.

TO: EDA Board  
FROM: Celia Simpson, CEDA  
SUBJECT: ESMC Project: Riverfront Redevelopment Plan  
Update  
DATE: June 23rd, 2025

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**Background:** In November, staff applied for an Empowering Small Minnesota Communities technical assistance award to develop a Watona Park Riverfront Redevelopment Plan and position ourselves for federal, state, or local funding for implementation. As part of this plan, we have requested research on flood-resistant landscaping, erosion control, and sustainable infrastructure strategies to protect Watona park from recurring flood damage. We have asked the University to assist with site analysis, recommendations for native plantings, permeable surface design, and flood-tolerant recreational features.

**Update:** Staff and Council members met with UMN partners on June 11th at Watona Park for a site visit. Following the site visit, a listening session was held with members of the public to discuss priorities for and the future of Watona Park.

Future workshops will be held in fall. Staff and UMN partners are planning to develop a community survey that can be launched at Park Days to gather additional community input on priorities in the park.

**Board Action Requested:** No action requested



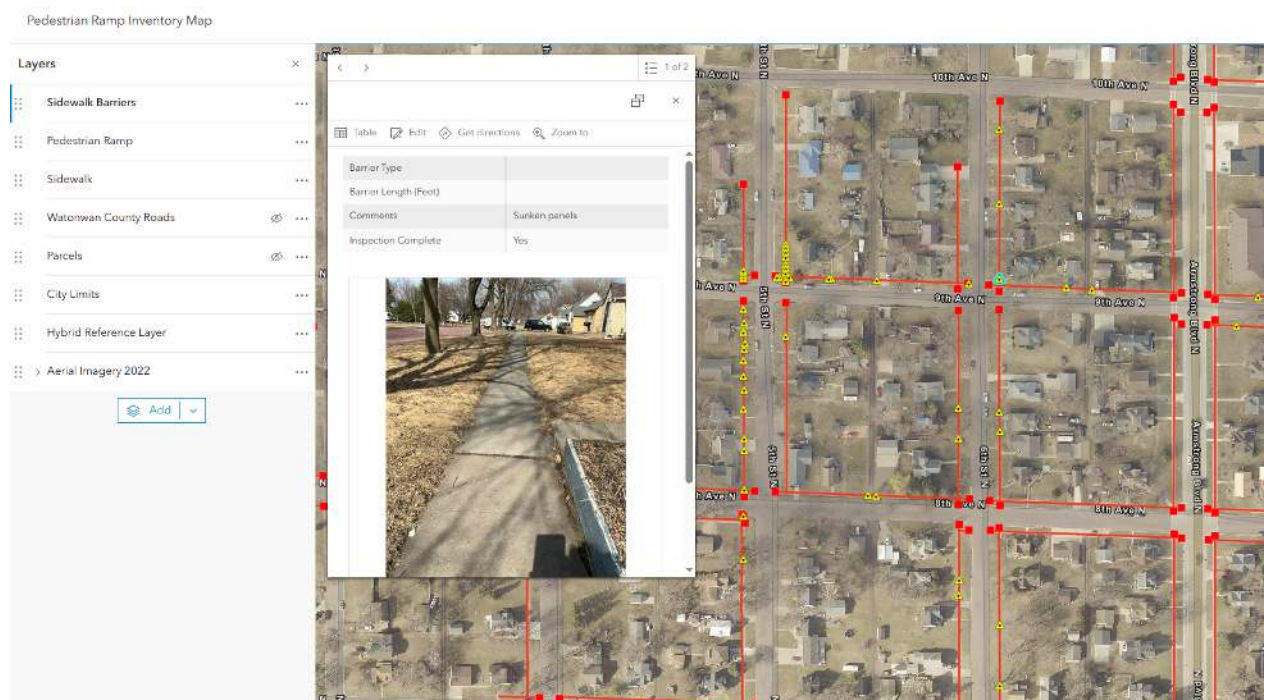
TO: EDA Board  
FROM: Celia Simpson, CEDA  
SUBJECT: Sidewalk Assessment  
DATE: June 23rd, 2025



**Background:** As part of the 2024 Madelia Safe Routes to School plan, our action steps involved conducting a sidewalk assessment to inventory current sidewalks and prioritize investment.

**Update:** Staff has reached out to Bolton and Menk to inquire about the cost to add the inventory to our GIS map for the City. Adding this inventory to the GIS map would help preserve the data for future use.

### High-Level Assessment Example:

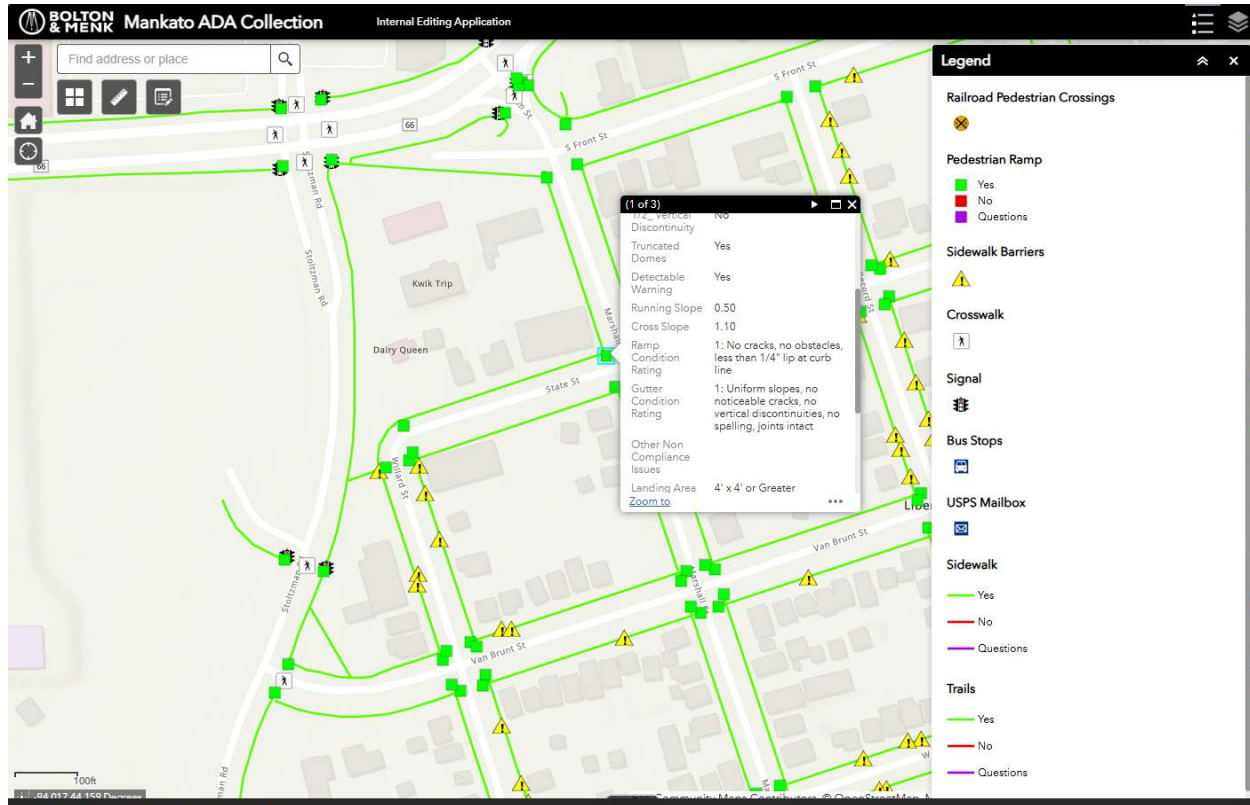


Estimated Costs: \$1500 (Data Entry by City staff)

TO: EDA Board  
FROM: Celia Simpson, CEDA  
SUBJECT: Sidewalk Assessment (Continued)  
DATE: June 23rd, 2025



### In-Depth Assessment Example:



Estimated Costs: \$3000 (Data Entry by City Staff)

Staff Recommendation: Approve \$1500 for set up of High-Level Assessment in City GIS Map

**Board Action Requested:** Review and take appropriate action on the request to approve \$1500 from Fund 52 towards a sidewalk assessment

TO: EDA Board  
FROM: Celia Simpson, CEDA  
SUBJECT: June Monthly Update  
DATE: June 23rd, 2024

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**DEED Redevelopment Grant Program:** Attended program information session in Mankato

**ESMC Riverfront Redevelopment Plan:** Held site visit and listening session

**MMLP-40101(d) and State Energy Grid Awards:** Attended State Electric Grid Resilience Program Kick-Off

**Quickbooks Basics Lunch and Learn:** Event planning and promotion

**Redevelopment TIF:** Attended webinar regarding Redevelopment TIF uses and processes

**Southwest Housing Institute by Minnesota Housing Partnership:** Attended first workshop on June 3rd-4th. Project focus is on how to encourage development of small multifamily units.

**Zoning Code:** Drafted updates for Sign ordinance