

**Madelia Area Economic Development Authority**

Madelia City Council Chambers

July 28th, 2025, 6:00 PM Minutes

The meeting was called to order by Chair Cody Eager at 6:04 pm. Those in attendance were Cody Eager, Matthew Gunderson, Andrew Gappa, Glen Christensen, and Mark Slater. Others present include Chris Fischer, Chief Rob Prescher, Celia Simpson, Heather Utz,Jeff Tiedeken, Greg Tiedeken, Wade Johnson, Dustin VanHale, Michelle VanHee, and Jim Petterson.

Eager asked for a motion to approve the agenda with the addition of 5.2 Housing Study Committee and 5.3 MBFFA Madelia Participation. Gappa made a motion to approve the agenda with the two additions. Christensen seconded. The motion was passed unanimously.

A motion was made by Gunderson and seconded by Gappa to approve the minutes from June 23rd. The motion was passed unanimously.

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

Simpson asked that the board skip to 6.1 Tiedeken Loan Forgiveness Request. Simpson informed the board that Mary Tiedeken, a Madelia Small Cities Development Program loan recipient recently passed away. She presented a request to the EDA board from the sons of Mary Tiedeken to forgive the loan balance of $24,693. Christensen made a motion to approve forgiveness of the loan balance of $24,693. Gappa seconded the motion. The motion was passed unanimously.

Simpson provided an update on the Riverfront Redevelopment Planning Efforts in Watona Park. A community survey has been launched to gather public input on priorities in Watona Park. The survey will run through the end of August. In September, the board will have a workshop to go over the results.

Simpson presented a request to have Celia Simpson, Chris Fischer, and Andy Gappa represent the City of Madelia in the Watonwan County Housing Study Steering Committee. Gunderson made a motion to approve Celia Simpson, Chris Fischer, and Andy Gappa as representatives for the City of Madelia on the Watonwan County Housing Study Steering Committee. Christensen seconded the motion. The motion was passed unanimously.

Simpson presented an update to the board on Madelia’s participation in the Minnesota Businesses Focused on Food and Agriculture Lunch and Learn series from Blue Earth REV. Madelia participated in the June and July workshops. 10 participants representing 8 businesses attended the workshops. One Madelia business was awarded technical assistance after the first workshop. Simpson applied for grant funding in May to cover the cost of food, but was not awarded the funds. Simpson requested that the board provide direction on whether to continue with this program. Slater made a motion to step away from participating in the MBFFA Lunch and Learn series from Blue Earth REV. Christensen seconded the motion. The motion was passed unanimously.

Simpson presented a proposal from VanHale Properties LLC to enter into a development agreement to build out infrastructure for housing at Parcel 176000410. Project costs are estimated at $200,000. The developer has requested that the City enter into an agreement to cover half of the development costs, up to a maximum of $100,000 contributed in cash or in kind. Fischer informed the board that some funding for this project could come from Fund 68. Fund 68 has approximately $44,000 and is funded through Small Cities Assistance, a formula-based road aid to Minnesota cities with populations under 5,000. Additional funding could come from Fund 52. Gappa made a motion to recommend to the City Council that they enter into this development agreement with VanHale Properties LLC. 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 6:33 pm. No public comment was brought before the EDA board at that time. Public comment was closed.

Eager reviewed the upcoming events.

With no further business before the EDA, a Motion was made by Slater and seconded by Gappa to adjourn the meeting at 6:33 pm.

Typed this 4th day of August, 2025,

Celia Simpson, CEDA