

**Madelia Area Economic Development Authority**

Madelia City Council Chambers

August 25th, 2025, 6:00 PM Minutes

The meeting was called to order by Chair Cody Eager at 6:00 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, Patrick Casey, Kathy Guyer, and Jim Petterson.

Eager asked for a motion to approve the agenda. Gappa made a motion to approve the agenda with the two additions. Christensen seconded. The motion was passed unanimously.

A motion was made by Gappa and seconded by Gunderson to approve the minutes from July 28th. The motion was passed unanimously.

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

Simpson presented an offer to the board of $8,000 for 890 Mill Race Ct.The lot is currently listed at $24,750. The City’s current incentive of 40% with a build within 2 years brings the price down to $14,850. Following discussion, Slater made a motion to counter the offer at $10,000. Christensen seconded the motion. The motion was passed unanimously. Given the reduced price offered, Gunderson then made a motion to re-evaluate the pricing of all remaining lots in Riverview Heights so they are adjusted proportionally to the square footage of 890 Mill Race Ct., based on its new price of $10,000. Gappa seconded the motion. The motion was passed unanimously.

Simpson provided a 2025 legislative summary to the board from the regional meeting hosted by the Coalition of Greater MN Cities.

Simpson presented the 2026 budget request and noted one change from the version included in the packet: hired outside labor would remain at the 2025 level rather than increasing as shown. Gappa made a motion to approve the budget request with the update. Christensen seconded. The motion passed unanimously.

Simpson provided annual budget estimates for the EDA Program Funds. Discussion was held on sustainable funding for Fund 52. The fund currently grows through loan repayments and Riverview Heights lot sales. Investments of unallocated funds and general fund levies were both discussed. No action was taken.

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

The meeting was opened to public comment at 6:36 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 Gunderson to adjourn the meeting at 6:36 pm.

Typed this 26th day of August, 2025,

Celia Simpson, CEDA