



Madelia Area Economic Development Authority

Madelia City Council Chambers

October 13th, 6:00 PM Agenda

1. Call to Order

2. Approval of Agenda

3. Approval of September 22nd, 2025 Board Minutes

4. Old Business

4.1 Consider Approval for Sale of EDA Lots in Riverview Heights

5. New Business

5.1 Consider Recommendation for Approval of Business Loan Request

6. Public Comment

7. Upcoming Events

October 27th, 2025: EDA Meeting

8. Adjournment



Madelia Area Economic Development Authority

Madelia City Council Chambers

September 22nd, 2025, 6:00 PM Minutes

The meeting was called to order by Chair Cody Eager at 5:51 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 Viesselman, Heather Utz, Patrick Casey, and Jim Petterson.

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

A motion was made by Gunderson and seconded by Christensen to approve the minutes from August 25th. The motion was passed unanimously.

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

Viesselman reviewed the history of the sale proposal for 890 Mill Race Ct. The current offer is \$10,000 contingent on approval of the requested setback variance. No feedback was received during the public hearing for the lot sale. Christensen made a motion to approve the sale of 890 Mill Race Ct for \$10,000. Gappa 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 5:59 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 6:00 pm.

Typed this 24th day of September, 2025,

Celia Viesselman, CEDA

TO: EDA Board
FROM: Celia Simpson, CEDA
SUBJECT: EDA Program Funds Report
DATE: October 13th, 2025

EDA Program Funds Report (Estimate as of August 31st)

Fund Name	Fund 39	Fund 40	Fund 41	Fund 43	Fund 44	Fund 45	Fund 46			Fund 52
Fund Purpose	Housing	Commercial	Commercial: Small and Emerging	Child Care	Commercial: Small and Emerging	Commercial	Housing - MF Construction	Housing- Rehabilitatio n	Housing- Down Payment Assistance	Development Fund
Fund Source	SCDP	SCDP	USDA and City (SCDP)	First Children's Finance	USDA	SCDP	SCDP			Riverview Heights Lot Sales and Loan Repayments
Program Policy	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 Development</i>	Down Payment Assistance Program - CLOSED	Loans: Business Assistance Program
Current Structure	Forgivable Loan	Forgivable Loan + Installment Loan	Low-interest loans	Grants	Low-interest loans	Low-interest loans	Low-interest loans	<i>In Development</i>	Low-interest loans	Loans
Cash on Hand	\$52,478.00	\$3,457.34	\$60,443.93	\$11,524.49	\$99,000	\$77,783.86	\$151,787.40			\$165,458.22
Restricted Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0			\$60,000
Loans Receivable	\$400,675.00	\$0.00	\$55,629.05	\$0.00	\$0.00	\$270,509.29	\$139,486.59			\$155,300.84
Loans Outstanding	14	0	2	0	0	8	1	None	8	2

TO: EDA Board
FROM: Celia Viesselman, CEDA
SUBJECT: Consider Approval for Sale of EDA Lots in Riverview Heights
DATE: October 13th, 2025



Background: The EDA has received an offer from Miller Homes out of Montgomery, MN to purchase all of the remaining lots in Riverview Heights subdivision. For the remaining 8 lots, they have offered \$110,000.

Please see the attached proposal from Miller Homes.

Board Action Requested: Review and take appropriate action on the sale of remaining EDA-owned lots in Riverview Heights.



Riverview Heights Subdivision – Lot Purchase Proposal

Below are the proposed sale prices for the lots we would like to purchase.

- 00 Goves Way - \$12,375
- 0 Goves Way - \$12,375
- 892 Mill Race Ct - \$14,025
- 893 Mill Race Ct - \$17,875
- 887 Goves Way - \$15,125
- 885 Goves Way - \$11,275
- 883 Goves Way - \$11,275
- 851 Mill Race Rd - \$15,675
 - Total - \$110,000

We would plan to build a minimum of 2 houses per year given the current housing market, demand, material and labor pricing, etc. We could possibly start this year depending on purchase and permit process.

Below are the estimated list prices (depending on current market trends, material costs, etc.). All floor plans will have 3 bedrooms, 2 baths w/3 car garage.

- Patio homes 1500+ sq ft - \$310,000 to \$315,000
- Patio homes w/sunroom 1664+ sq ft - \$325,000 to \$350,000
- Ramblers w/unfinished basements 1500+ sq ft - \$350,000 to \$370,000

Attached are some examples of our rambler and patio home floor plans.

Please let us know if there are any additional questions or information you would like to review.

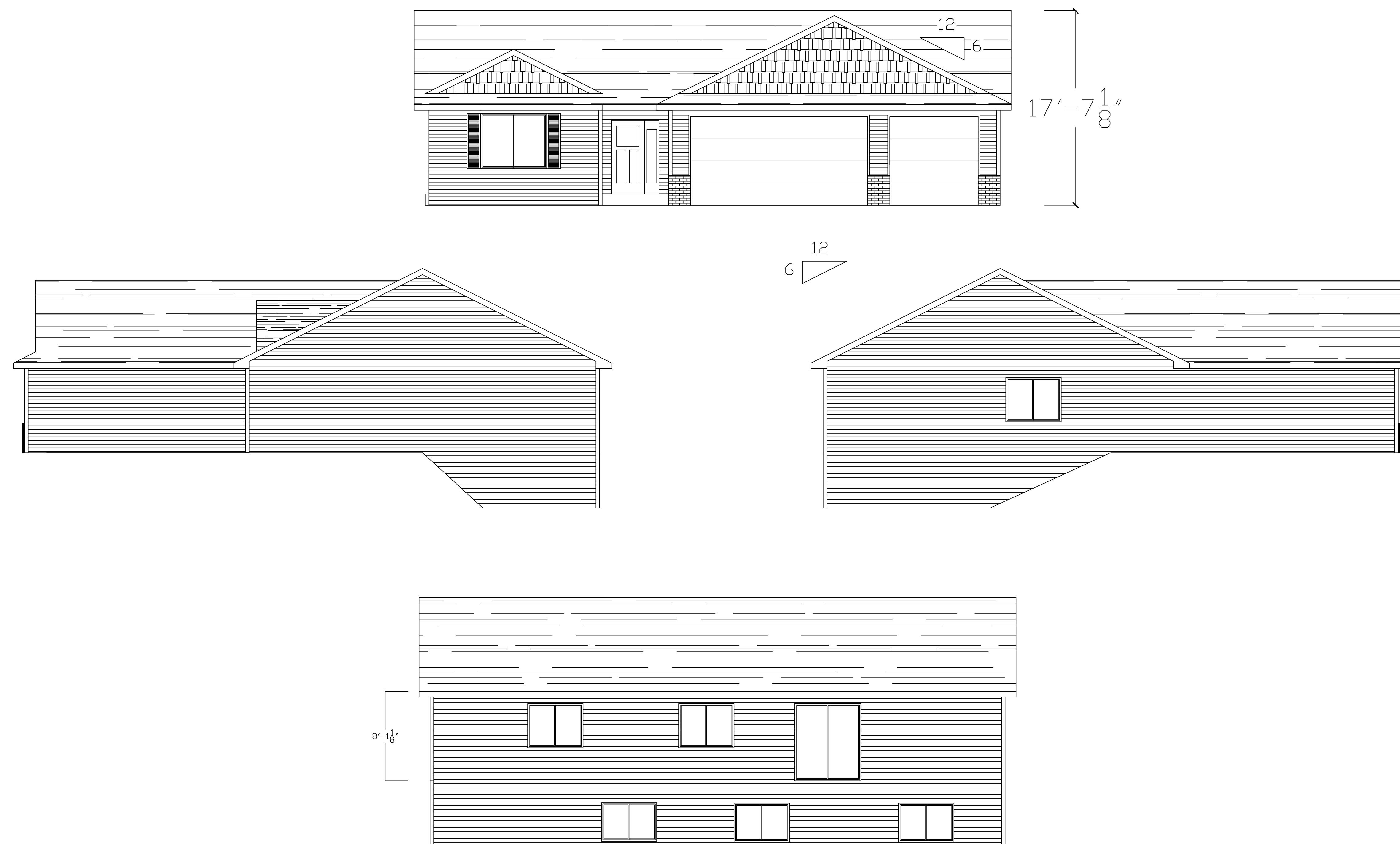
We look forward to hearing back from you!

Sincerely,

A handwritten signature in blue ink, appearing to be "P. Miller", written over the word "Sincerely,".

Peter Miller

President & Chief Manager of Miller Homes, LLC



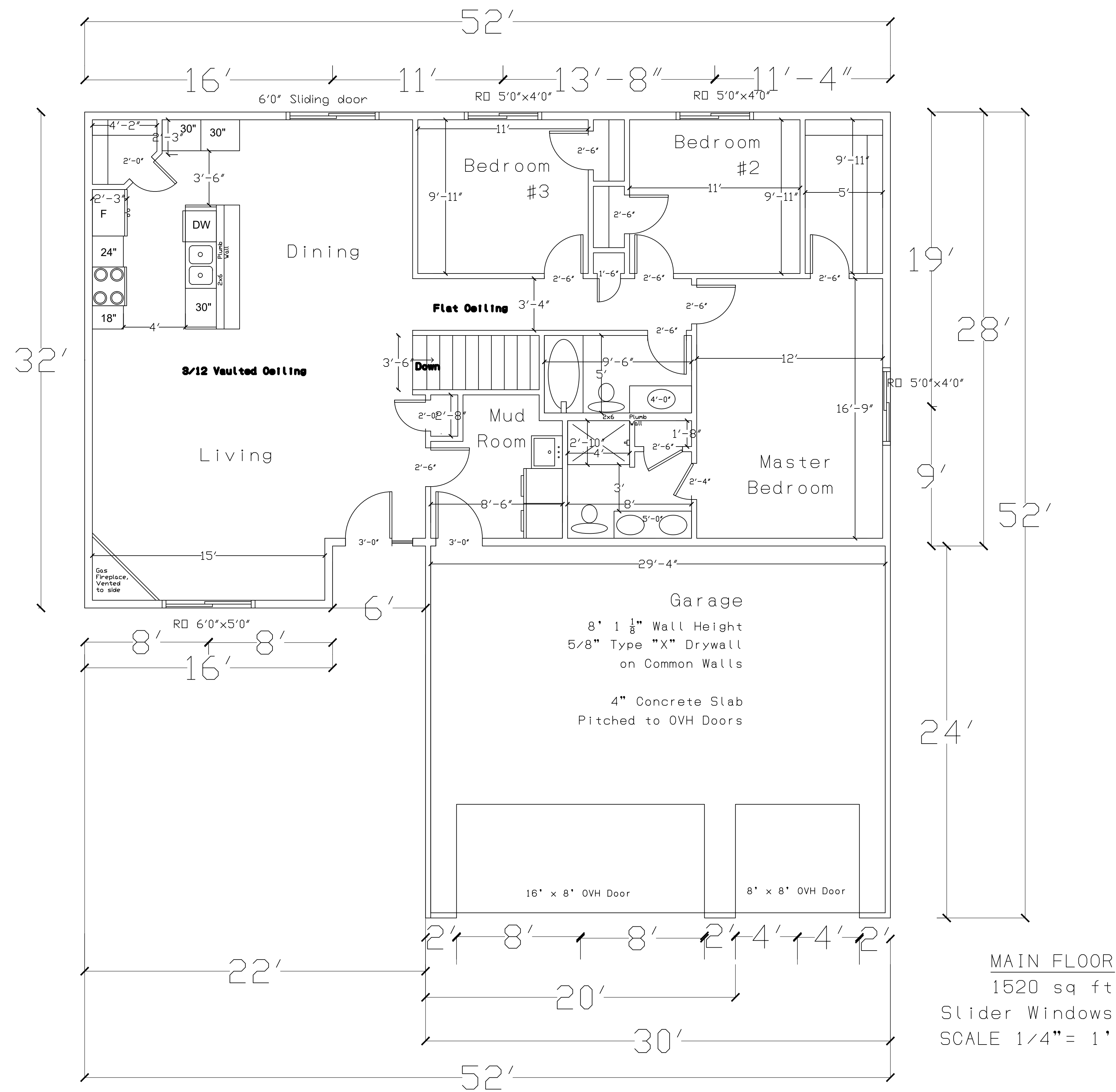
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
2025 The Albany
Elevation E
Right Hand Garage
Look out, Unfinished Basement

Project Spec House	Sheet 1
Date 8/19/2025	
Scale As Noted	



MAIN FLOOR
1520 sq ft
Slider Windows
SCALE 1/4" = 1'

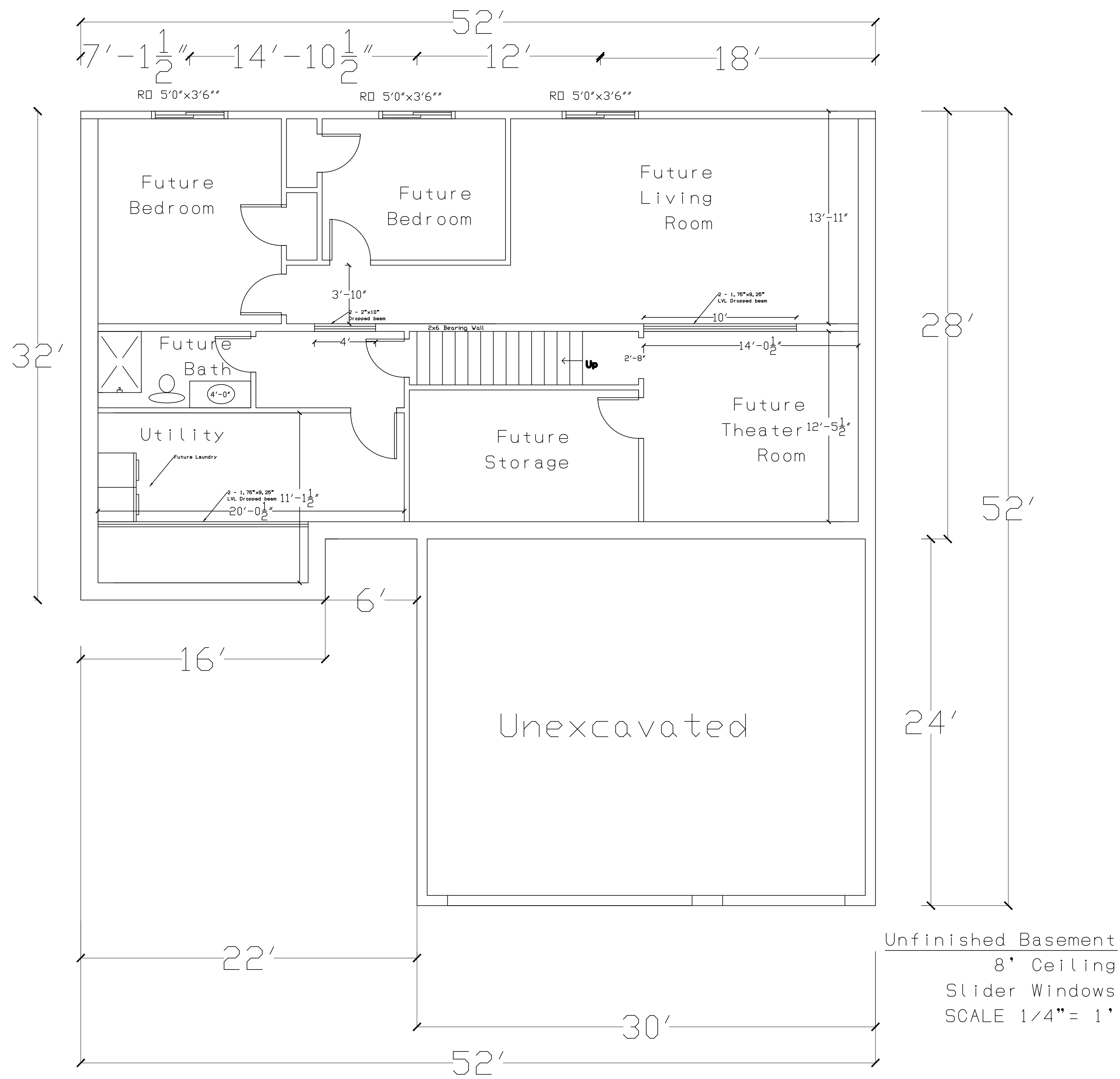
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
2025 The Albany
Elevation E
Right Hand Garage
Look out Unfinished Basement

Project Spec House	Sheet 2
Date 8/19/2025	
Scale As Noted	



General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

2025 The Albany
Elevation E
Right Hand Garage
Look out, Unfinished Basement

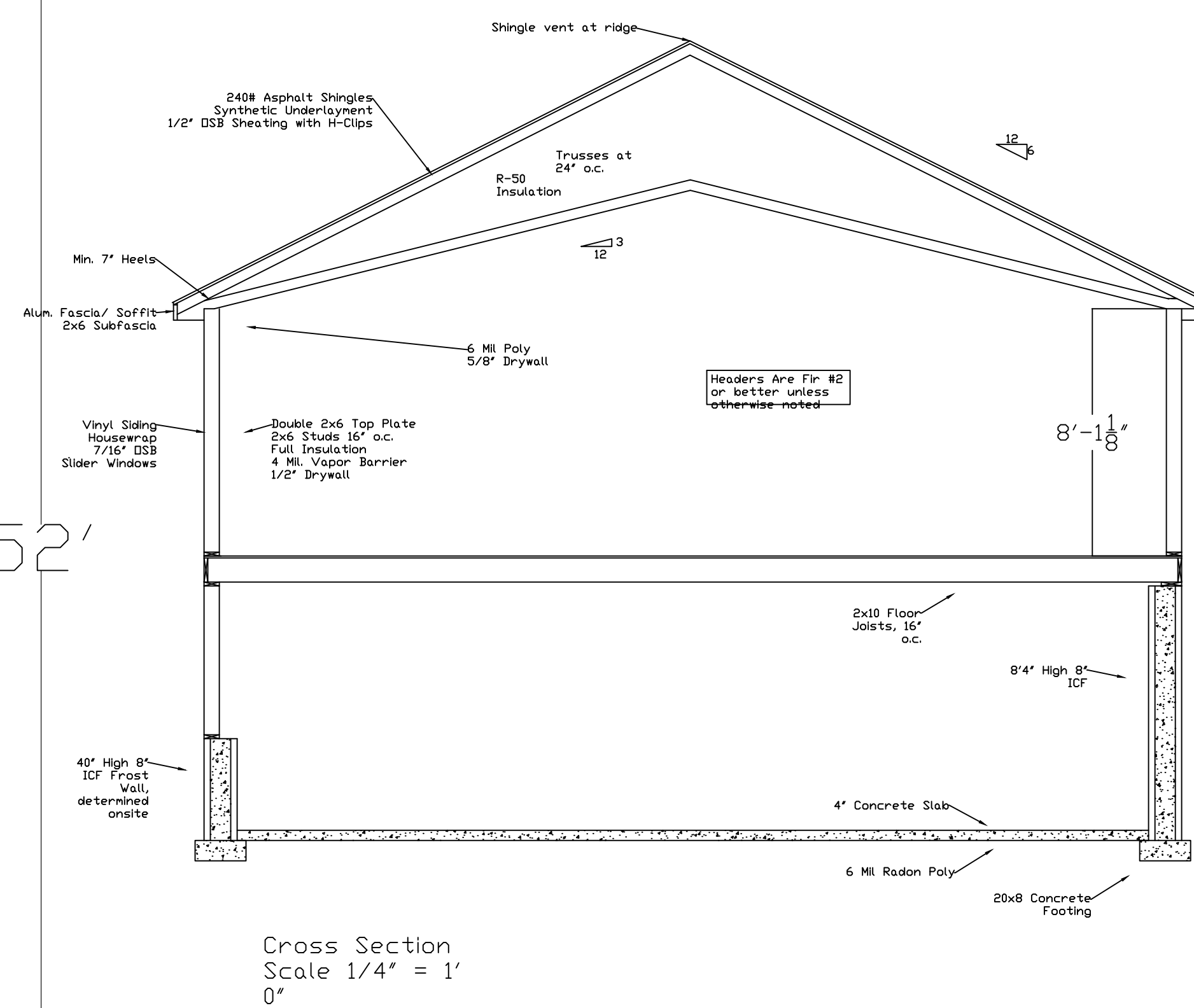
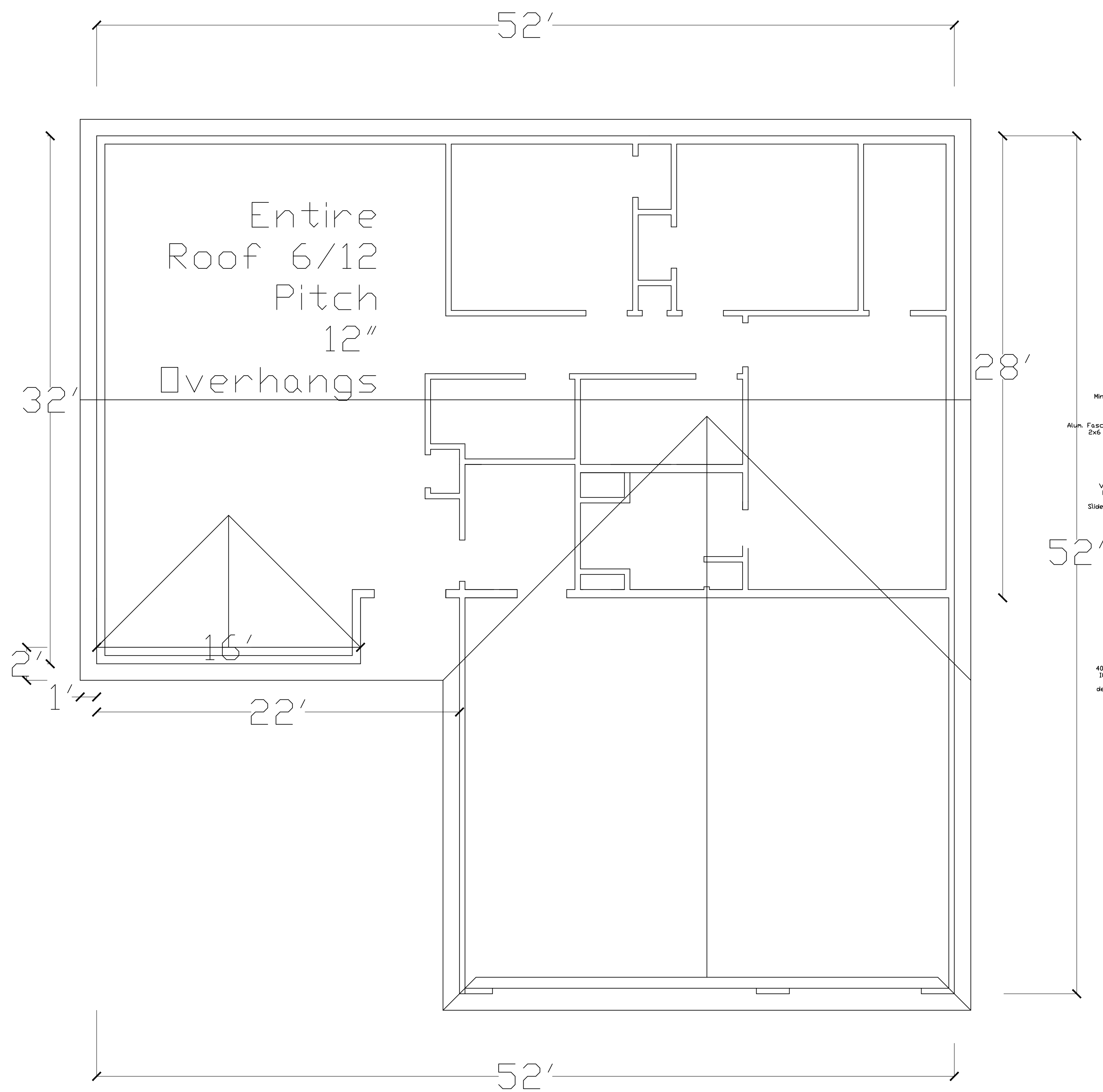
Project
Spec house

Date
8/19/2025

Scale
As Noted

Sheet

3



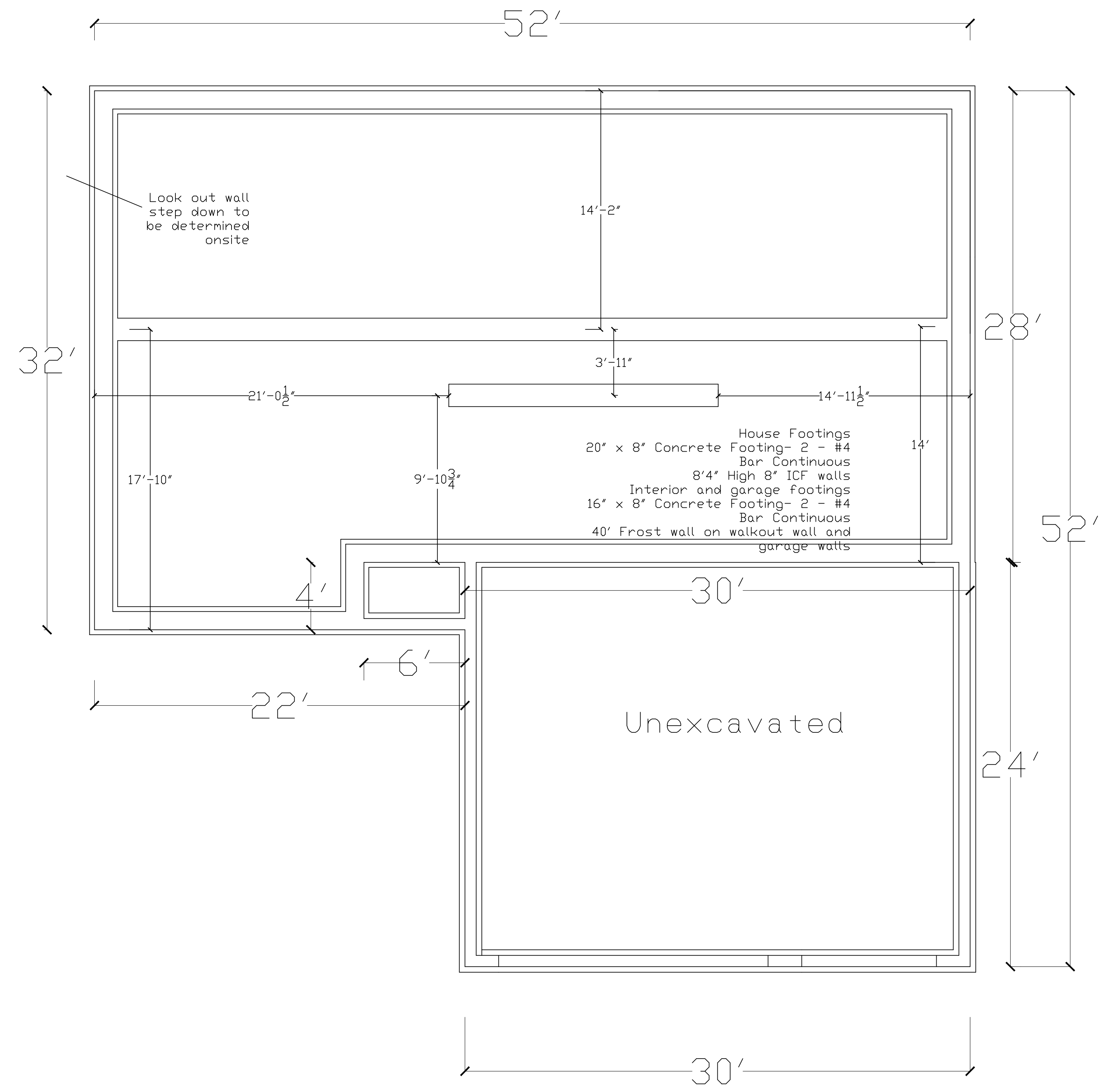
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
2023 Rambler Plan A
Elevation E
Right Hand Garage
Look out, Unfinished basement

Project Spec House	Sheet 4
Date 8/19/2025	
Scale As Noted	



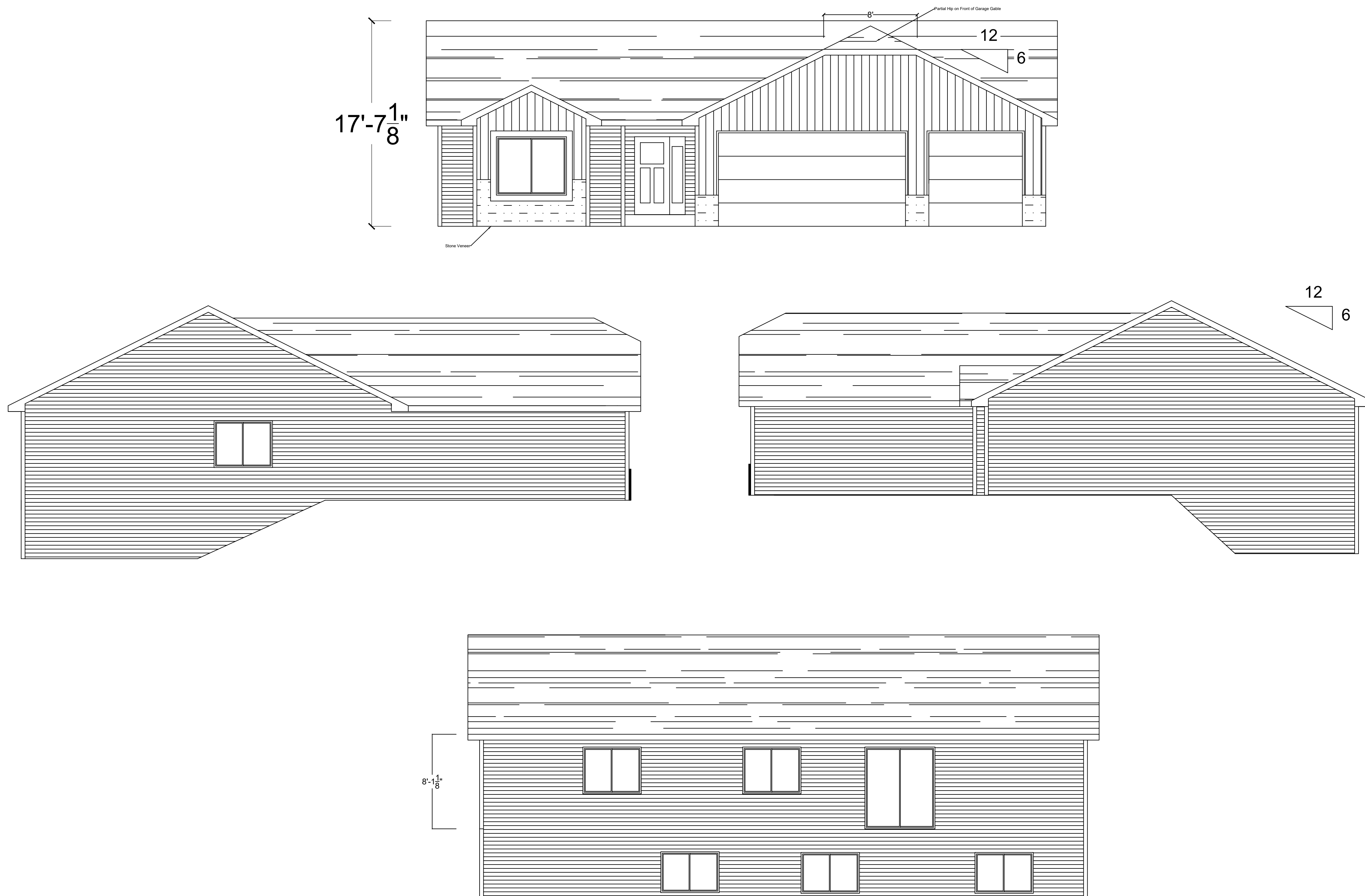
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
2023 Rambler Plan A
Elevation E
Right Hand Garage
Look out, Unfinished basement

Project Spec House	Sheet 5
Date 8/19/2025	
Scale As Noted	



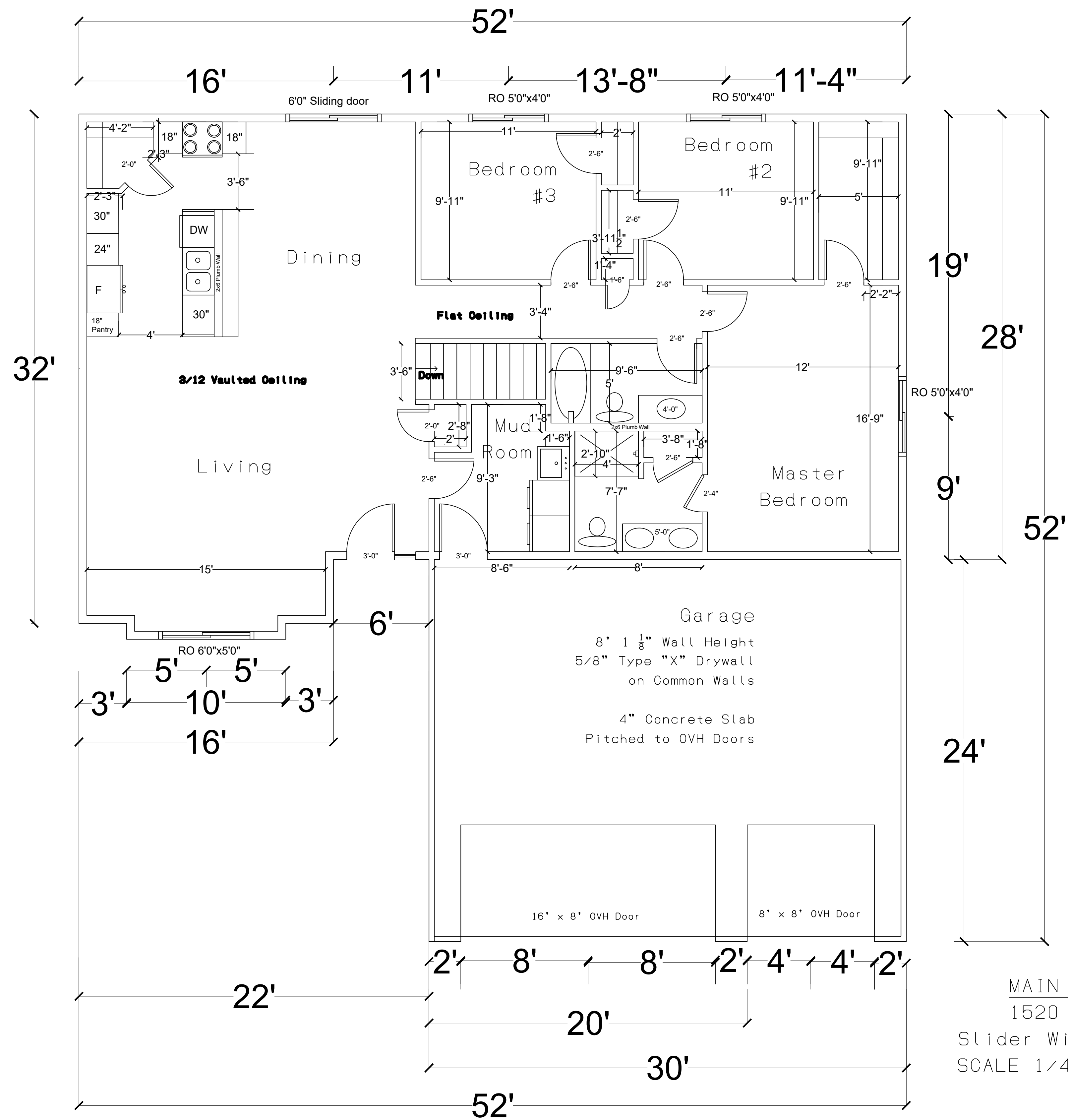
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
2025 The Chicago
Elevation G
Right Hand Garage
Look out Unfinished Basement

Project Spec House	Sheet 1
Date 8/19/2025	
Scale As Noted	



MAIN FLOOR
1520 sq ft
Slider Windows
SCALE 1/4" = 1'

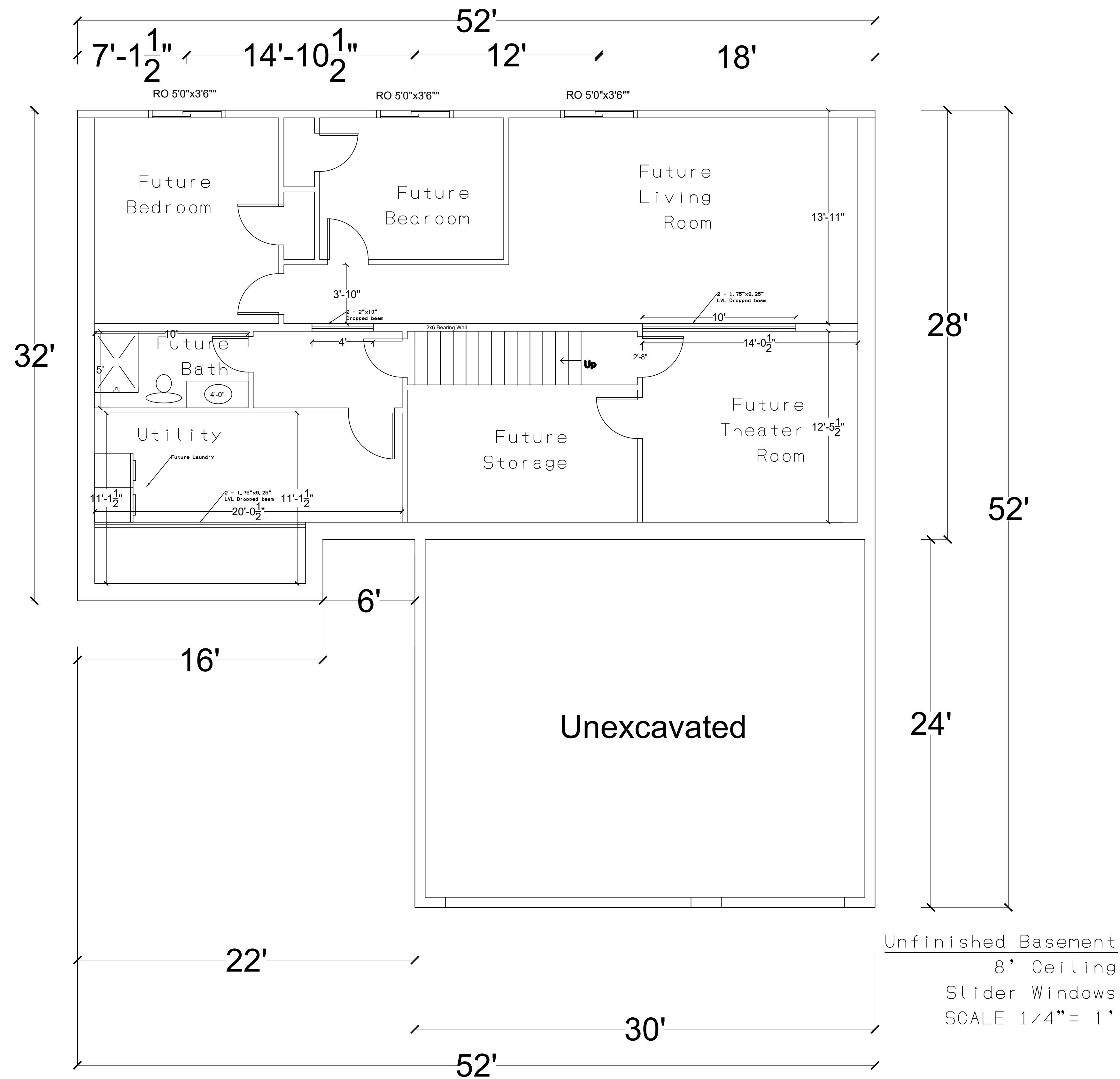
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
2025 The Chicago
Elevation G
Right Hand Garage
Look out Unfinished Basement

Project Spec House	Sheet 2
Date 8/19/2025	
Scale As Noted	



General Notes

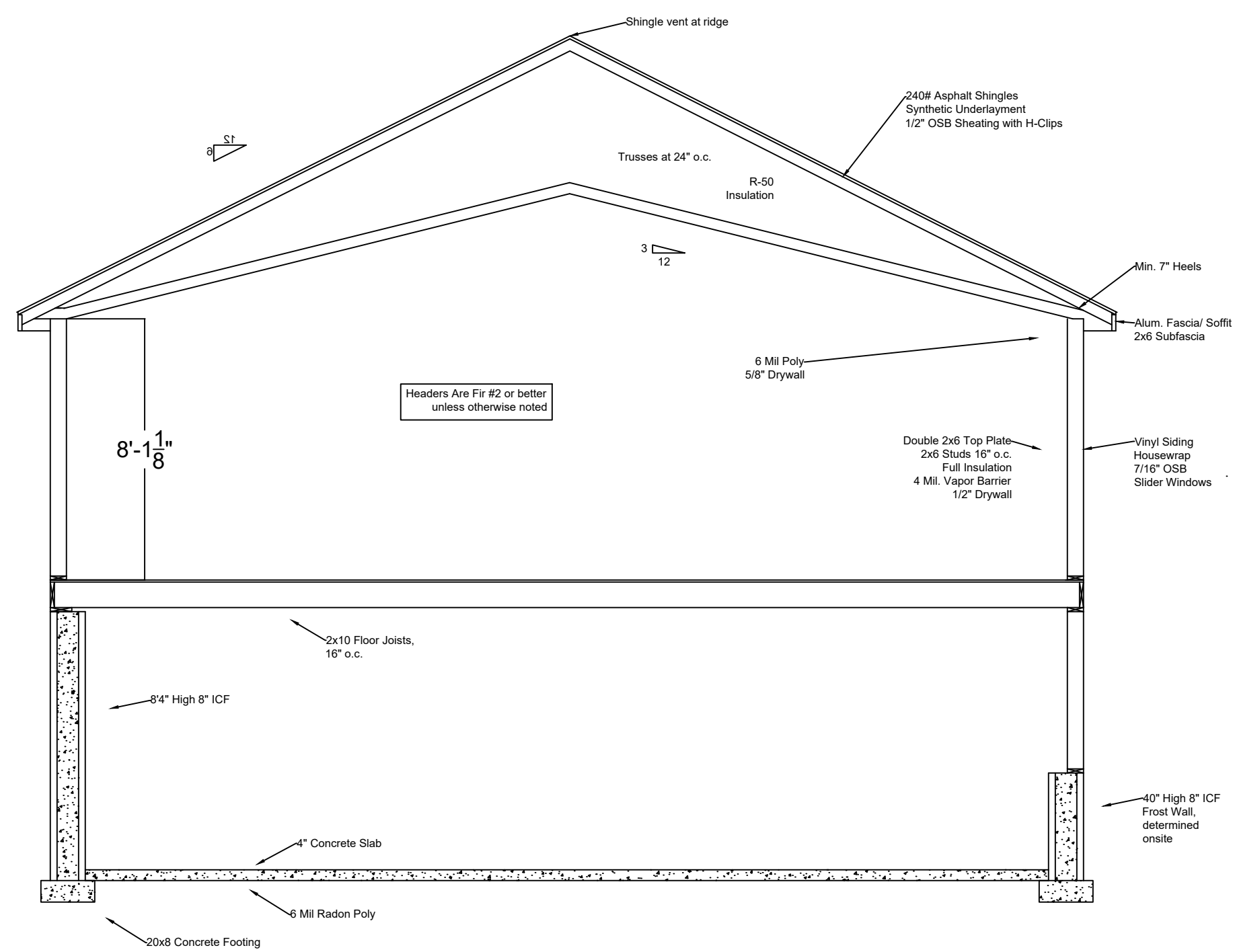
No.	Revision/Issue	Date

Firm Name and Address

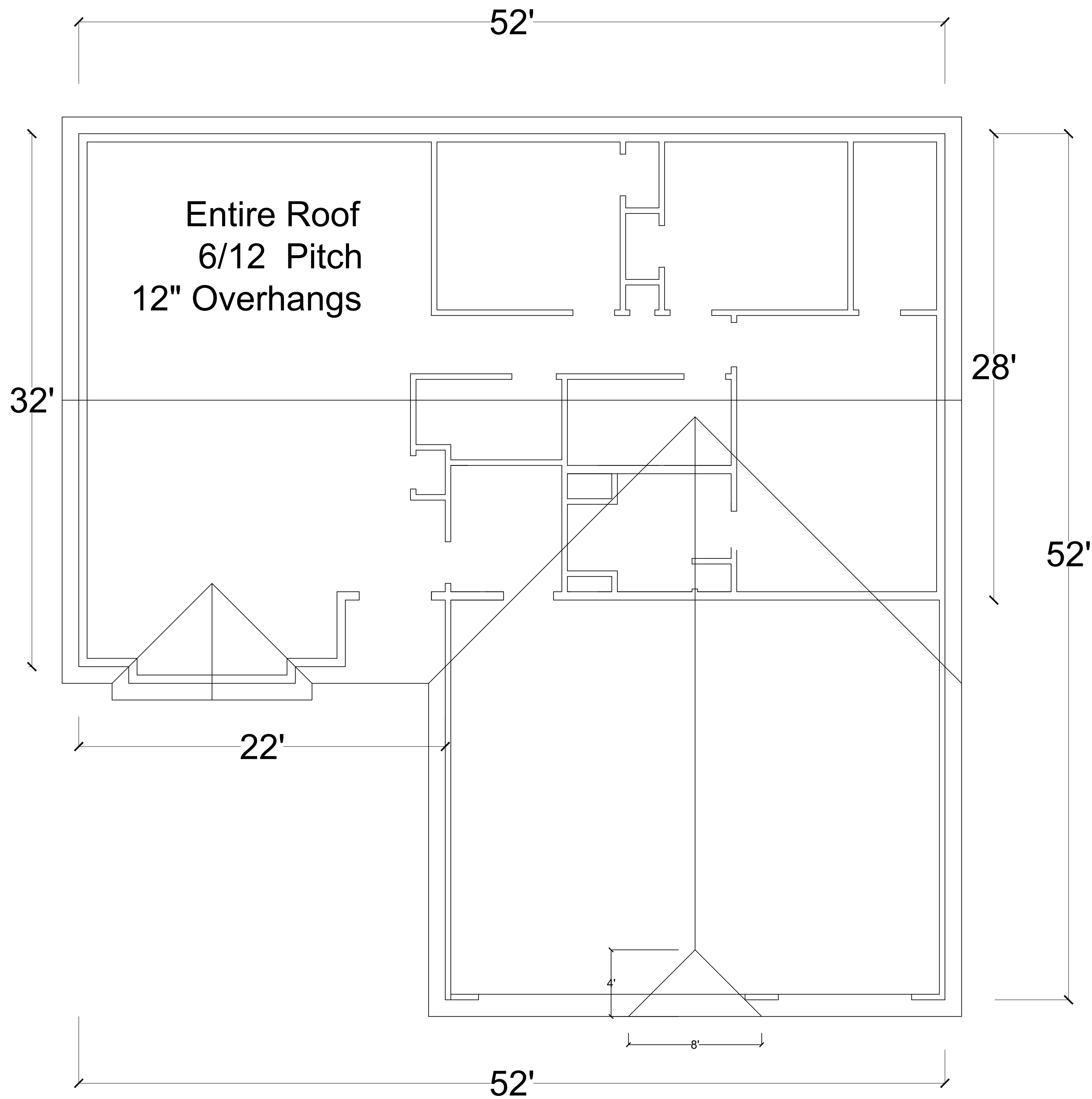
Project Name and Address

2025 The Chicago
Elevation G
Right Hand Garage
Look out Unfinished Basement

Project Spec House	Sheet 3
Date 8/19/2025	
Scale As Noted	



Cross Section
Scale 1/4" = 1' 0"



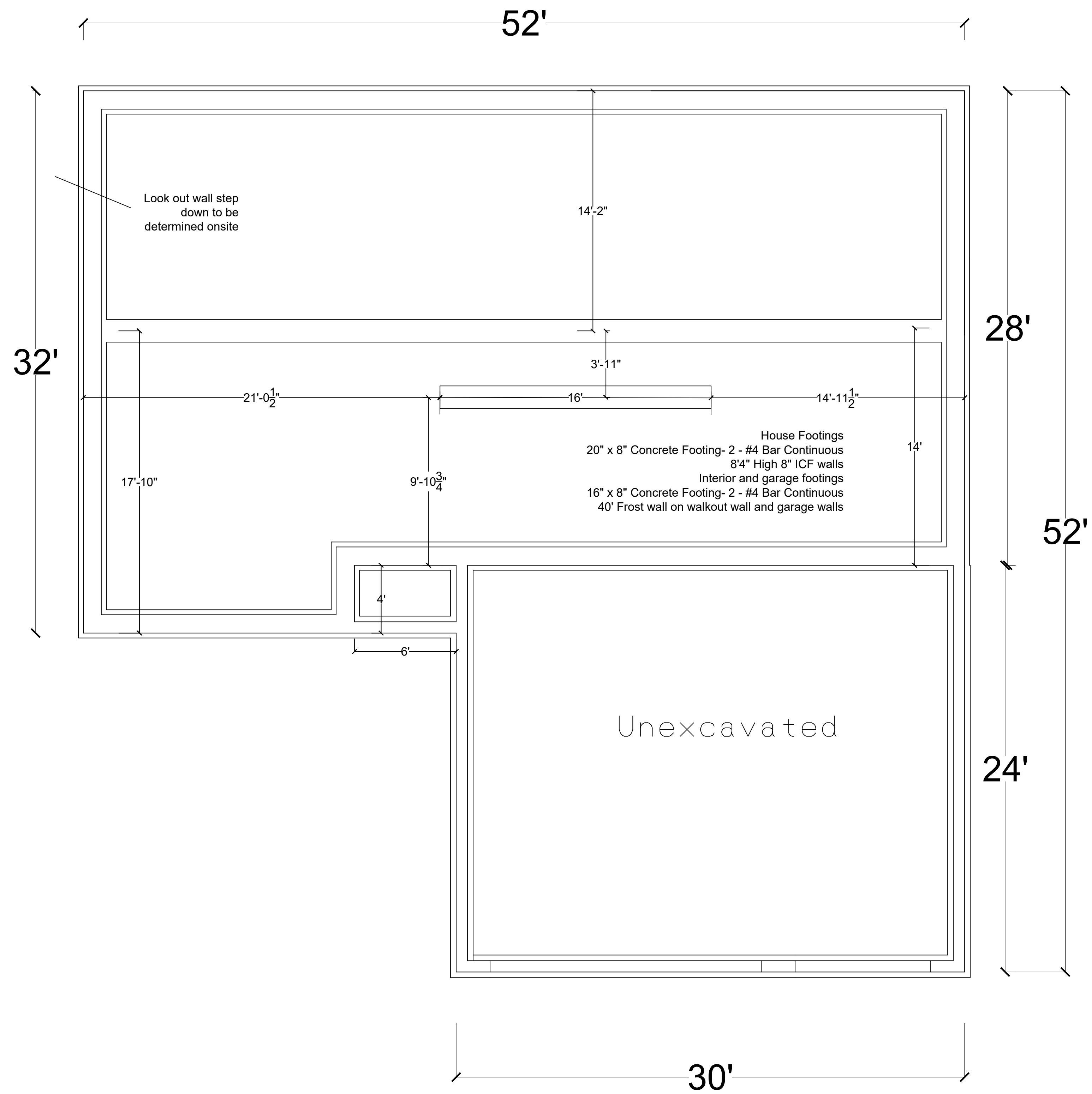
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
Rambler Plan B
Elevation F
Right Hand Garage
Look out Unfinished Basement

Project Spec House	Sheet 4
Date 8/19/2025	
Scale As Noted	



General Notes

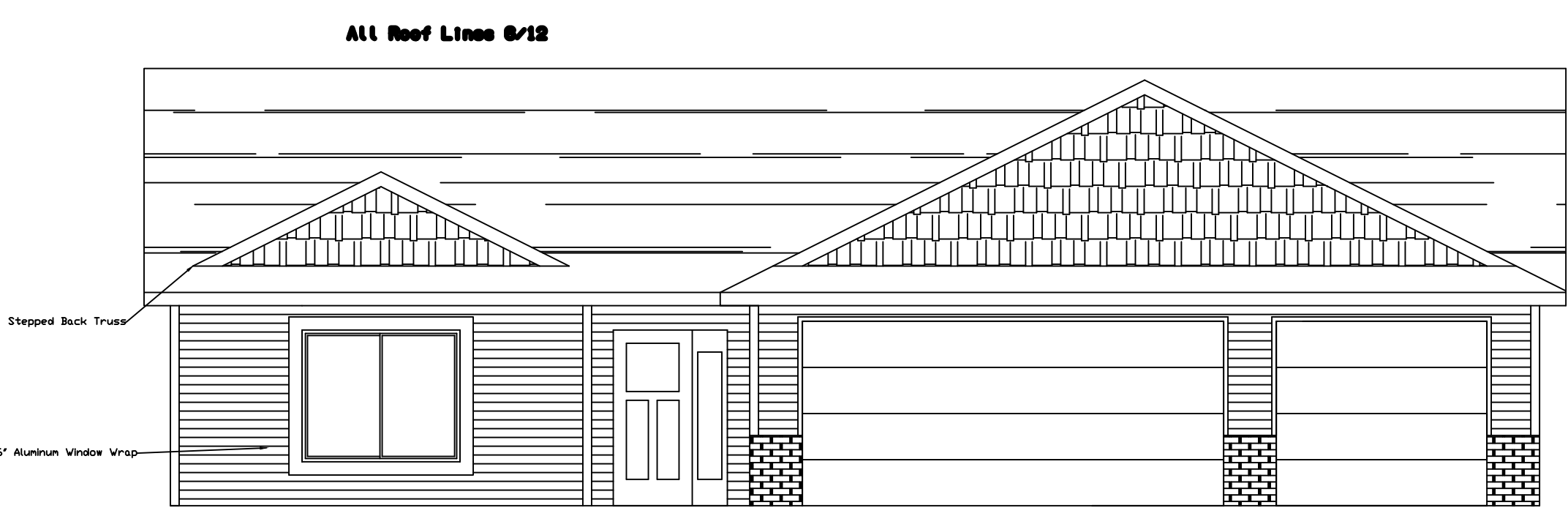
No.	Revision/Issue	Date

Firm Name and Address

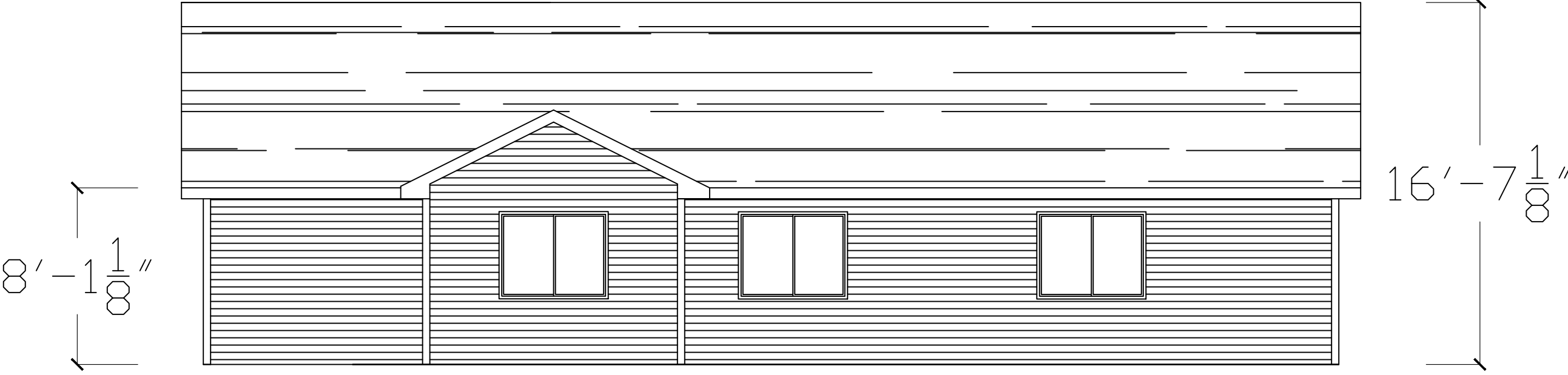
Project Name and Address

Rambler Plan B
Elevation F
Right Hand Garage
Look out Unfinished Basement

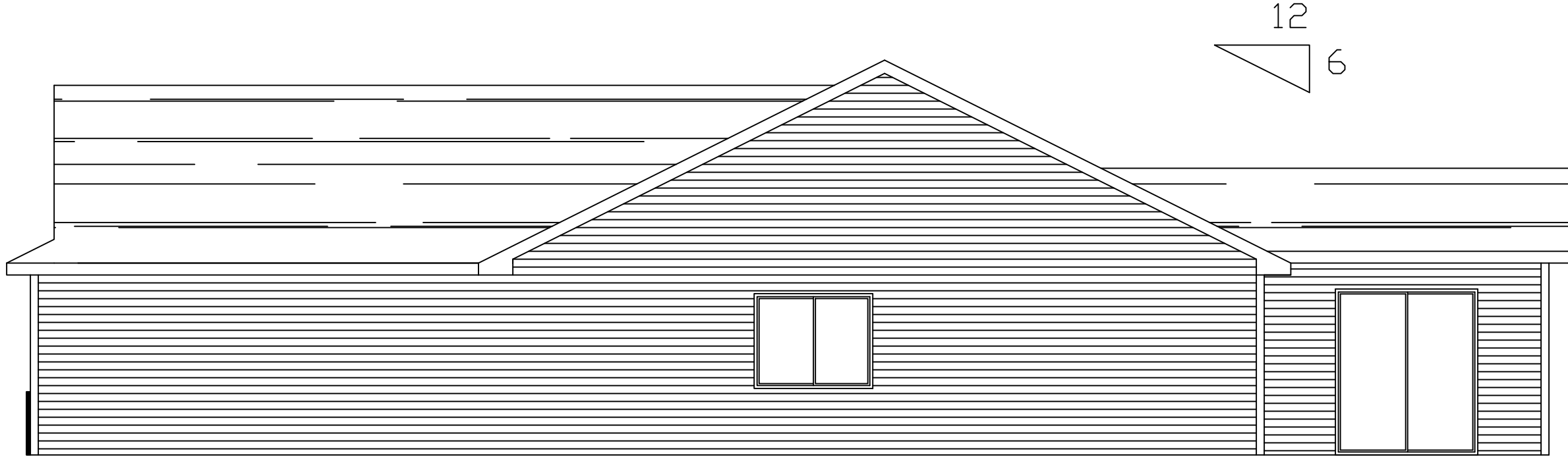
Project	Spec House	Sheet
Date	8/19/2025	5
Scale	As Noted	



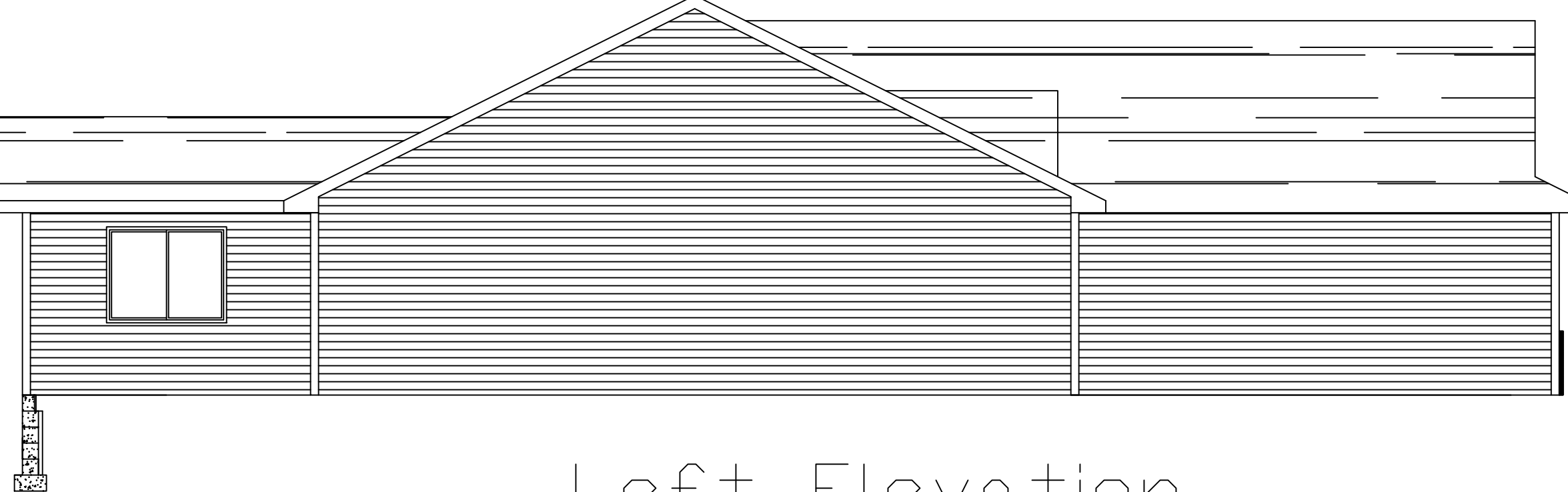
Front
Elevation



Rear Elevation



Right Elevation



Left Elevation

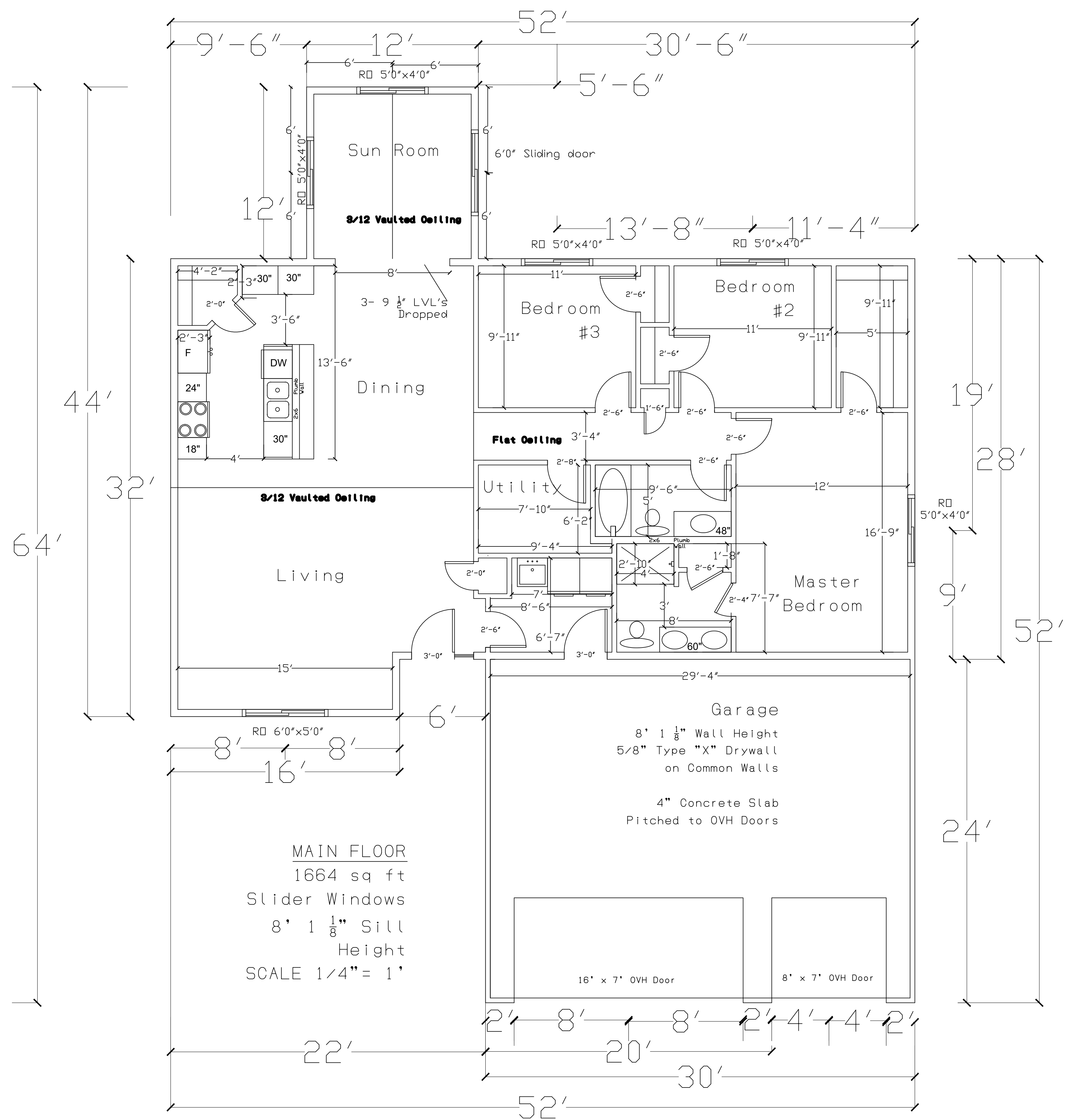
General Notes

No.	Revision/Issue	Date
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Firm Name and Address

Project Name and Address
2024 Slab Plan H w/Sunroom
Elevation E
Right Hand Garage

Project Spec house	Sheet 1
Date 7/17/2024	
Scale As Noted	



General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

2024 Slab Plan H w/ Sunroom
Elevation E
Right Hand Garage

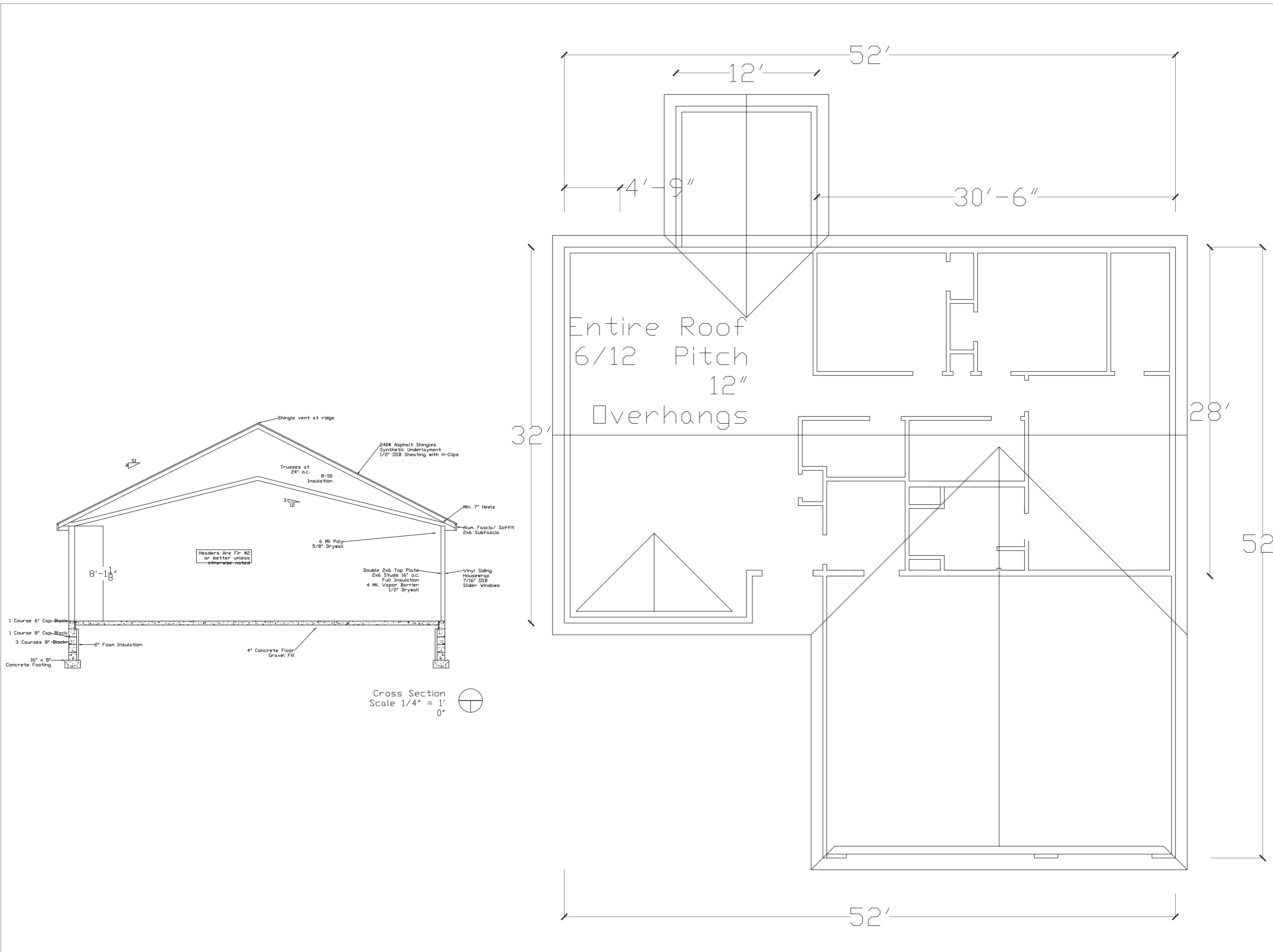
Project
Spec House

Date
7/17/2024

Scale
As Noted

Sheet

2



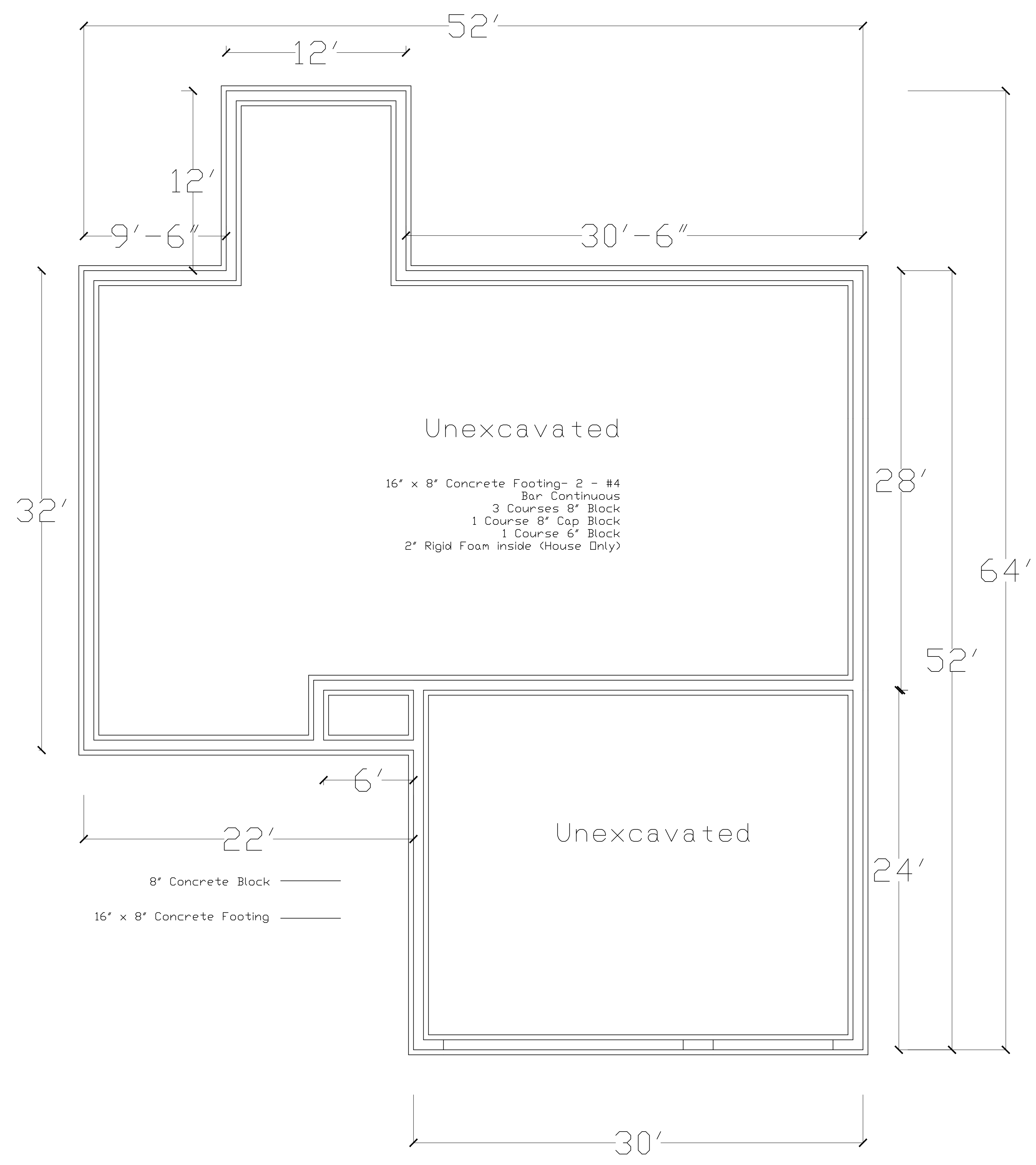
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
2024 Slab Plan H w/Sunroom
Elevation E
Right Hand Garage

Project Spec House	Sheet 3
Date 7/17/2024	
Scale As Noted	



General Notes

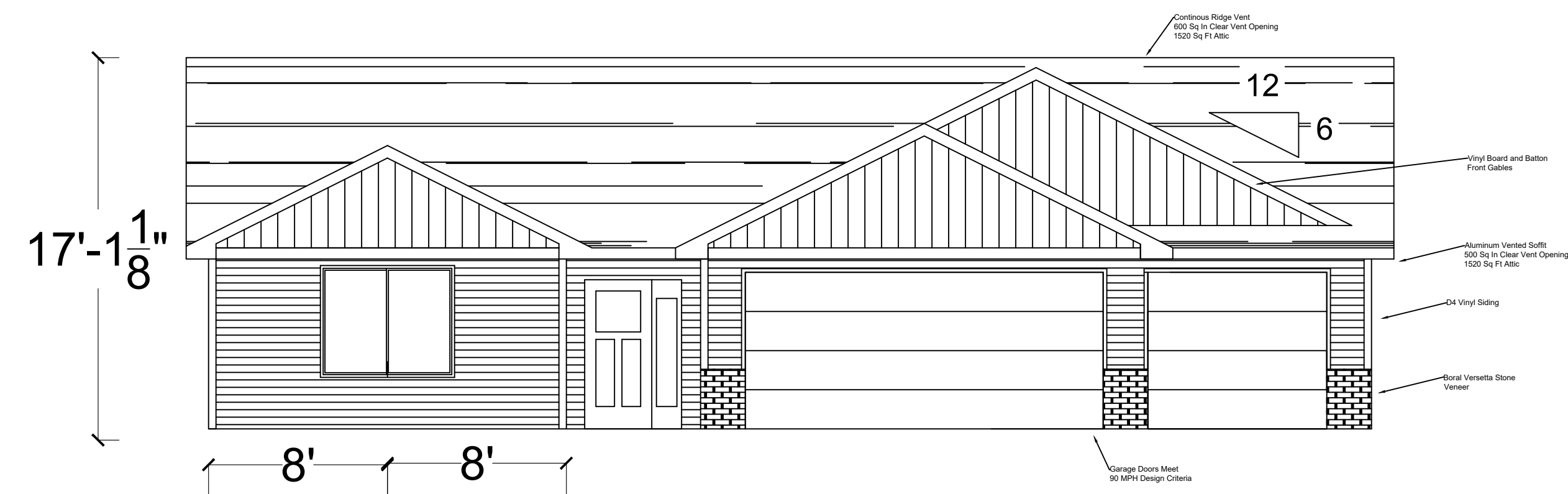
No.	Revision/Issue	Date

Firm Name and Address

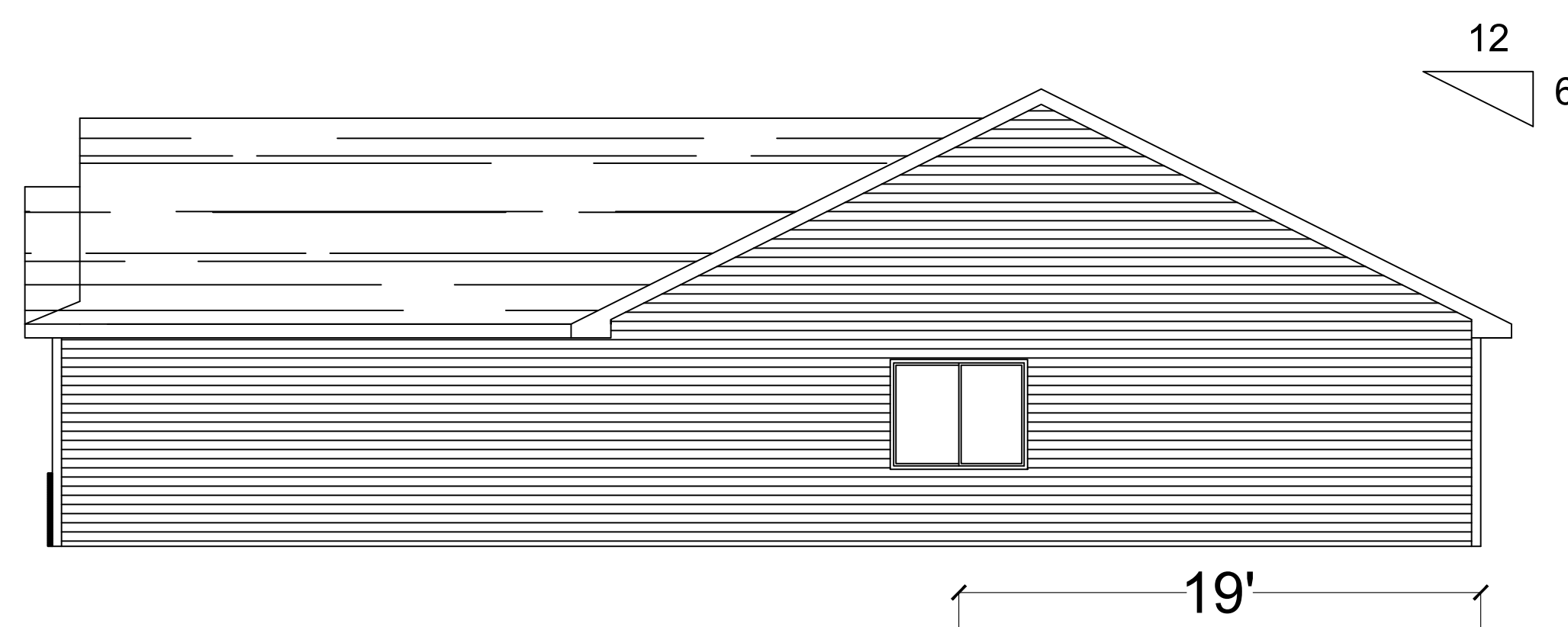
Project Name and Address
2024 Slab Plan H w/Sunroom
Elevation E
Right Hand Garage

Project Spec House	Sheet 4
Date 7/17/2024	
Scale As Noted	

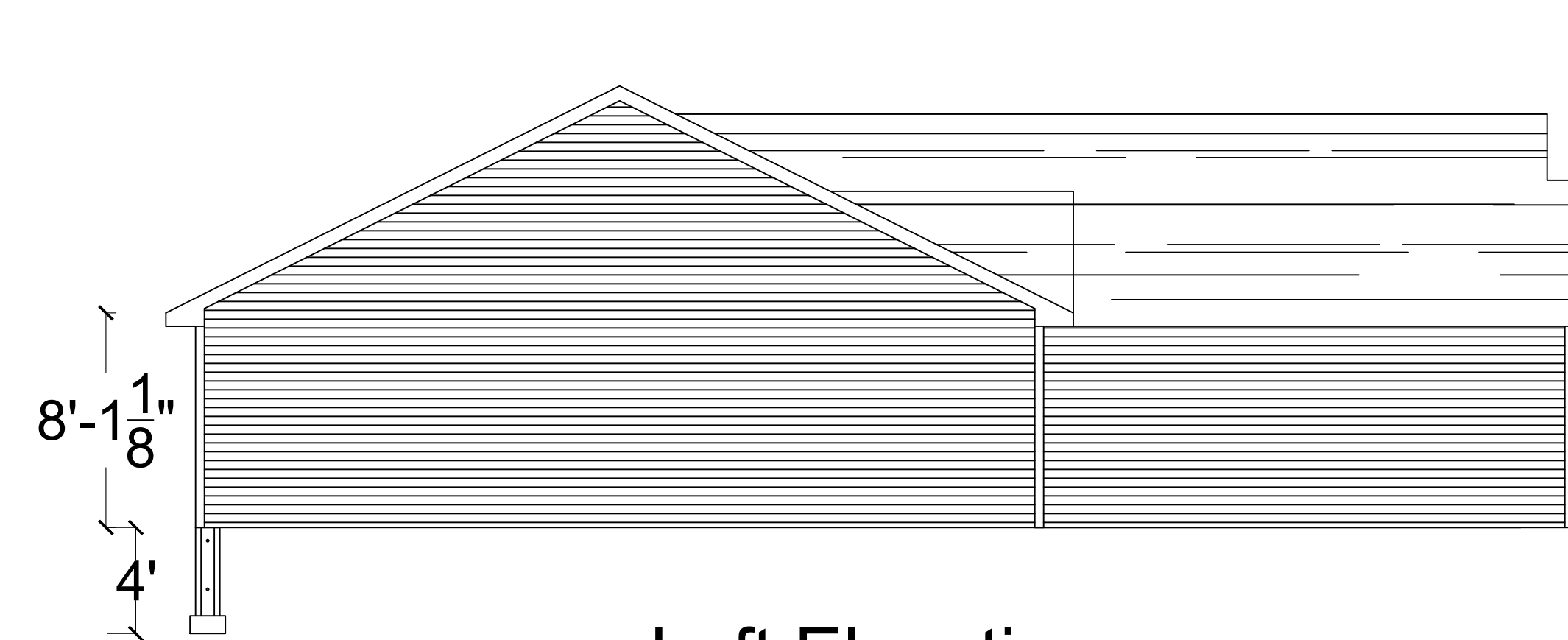
All Roof
Lines 6/12



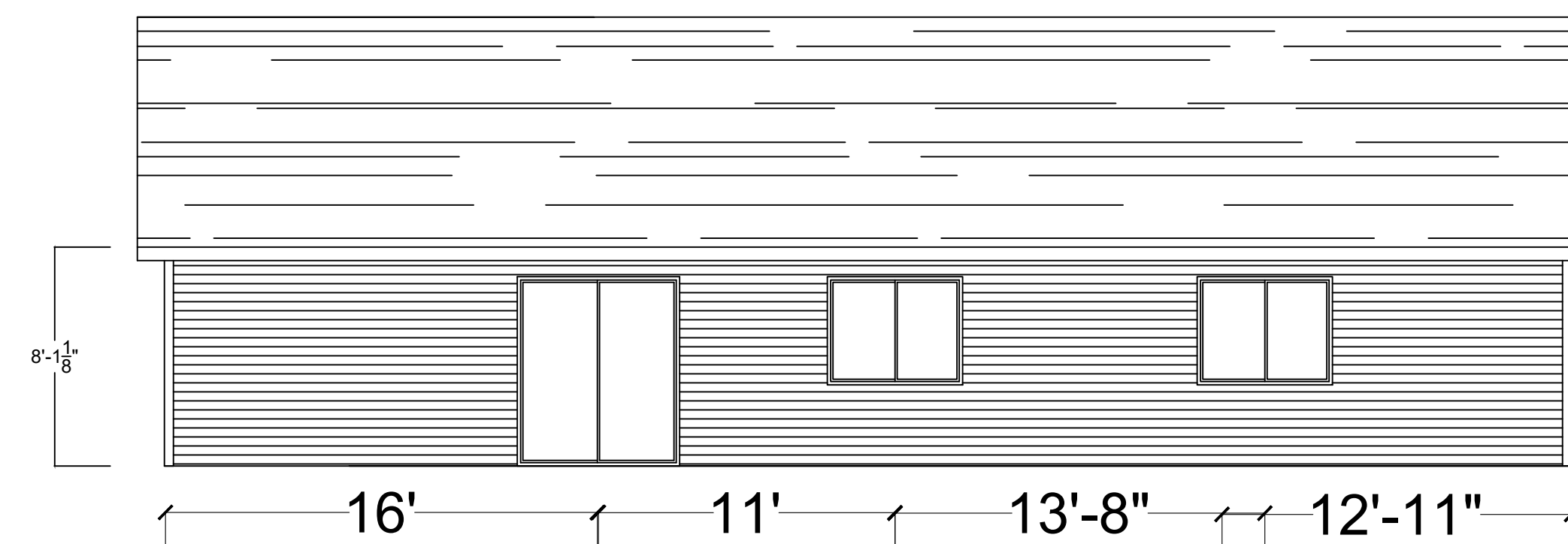
Front Elevation



Right Elevation



Left Elevation



Rear Elevation

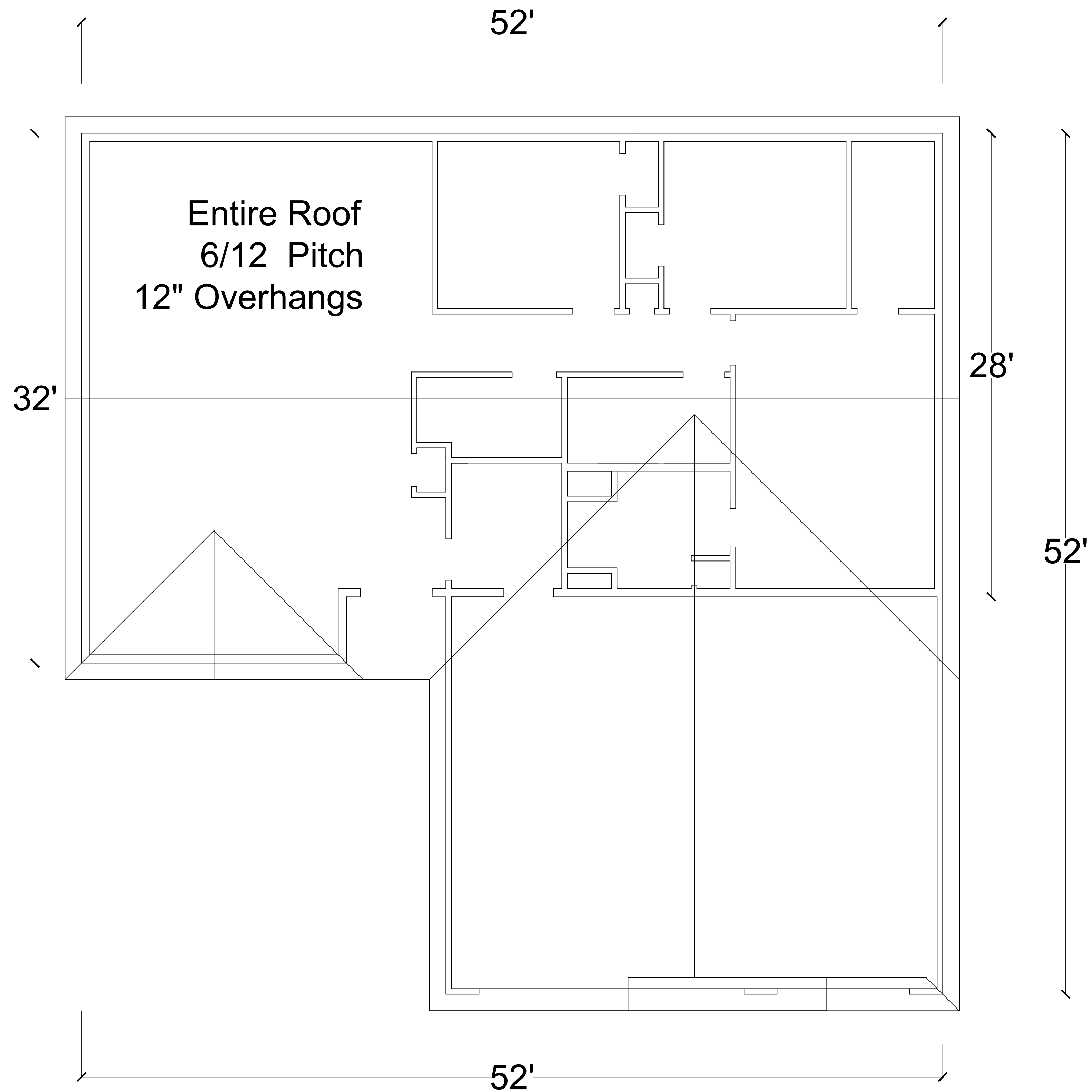
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
Slab Plan H
Elevation B
Right Hand Garage

Project Spec House	Sheet 1
Date 3/19/2024	
Scale As Noted	



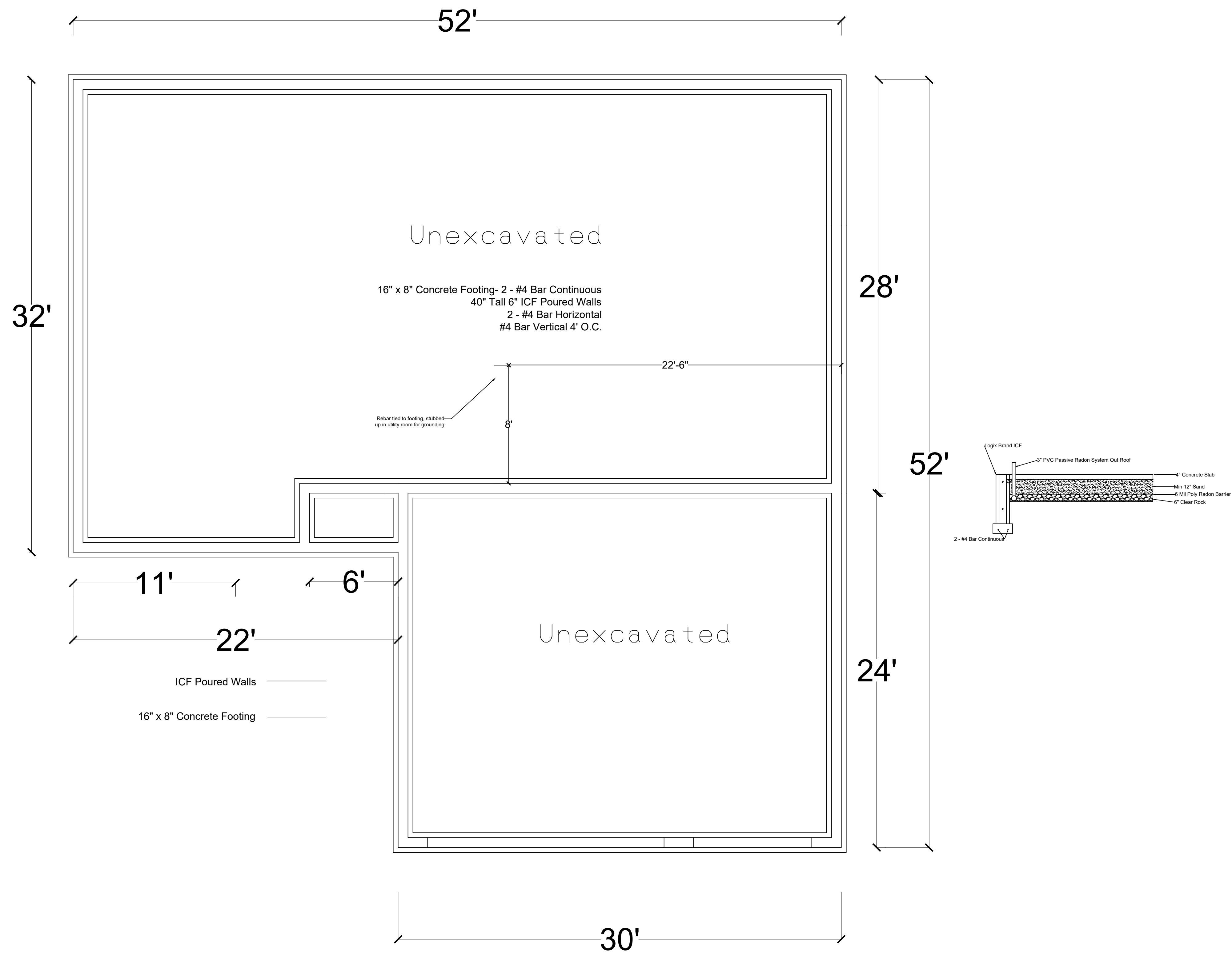
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
Slab Plan H
Elevation B
Right Hand Garage

Project Spec house	Sheet 3
Date 3/19/2024	
Scale As Noted	



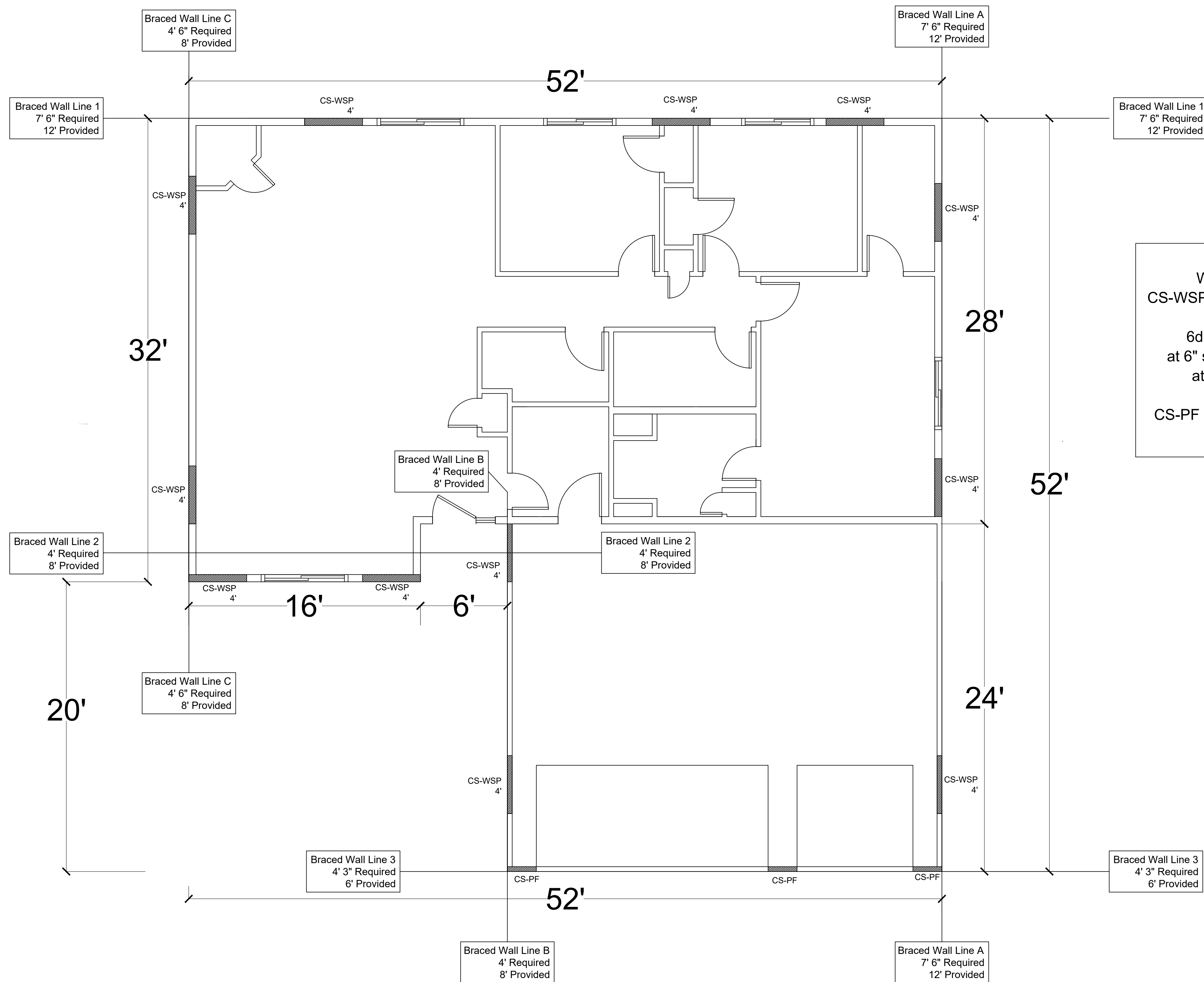
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
Slab Plan H
Elevation B
Right Hand Garage

Project Spec House	Sheet 4
Date 3/19/2024	
Scale As Noted	



Braced Wall Plan
Wind Exposure Category C
CS-WSP - Continuous Sheathing -
Wood Structural Panel
6d common (2"x0.113") nails
at 6" spacing (panel edges) and
at 12" spacing (intermediate
supports)
CS-PF - Continuous Sheathing -
Portal Frame

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
Slab Plan H
Elevation B
Right Hand Garage

Project	Spec House	Sheet
Date	3/19/2024	5
Scale	As Noted	

TO: EDA Board
FROM: Celia Viesselman, CEDA
SUBJECT: Consider Recommendation for Approval of Business
Loan Request
DATE: October 13th, 2025



Background: The EDA has received an application from Filip Diesel Repair for \$60,000 at 3% interest rate over 15 years to fund a building addition. The total project is estimated at \$80,000.

Public interest impacts include job creation and bringing a new service to town.

The loan review committee reviewed the application on September 29th. They recommend that the request be approved up to \$60,000 at 3% interest over 15 years contingent on receipt of 2 year profit and loss projections that demonstrate term debt coverage ratios at least 1.2. No red flags were noted by the loan review committee.

The EDA board's role in the loan review process is to verify that the request meets the goals of the loan fund program, meets public interest goals, that funds are available to fulfill the request, and to evaluate the terms of the request. The board may provide a recommendation to conditionally approve, conditionally approve with an adjusted request or terms, or deny. The City Council has the final authority to approve or disapprove the request.

Board Action Requested: Review the loan review committee recommendation, fund balances, and program eligibility chart to provide a recommendation to the City Council on the business revolving loan fund request.