



**Madelia Economic Development Authority**  
Madelia City Council Chambers  
June 22nd, 2026, 5:30 PM Agenda

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Board Minutes – April 27th, 2026**
- 4. Financial Reports**
  - 4.1 EDA Program Funds Report
  - 4.2 Outstanding Loans Report
- 5. Presentation – Watona Park Riverfront Redevelopment Plan**

*Matt Tierney, UMN College of Design*

*Beth Labenz, UMN Extension*

*Marla Brown, Robert Stein, Britta Hansen, EOR*
- 6. Old Business**
  - 6.1 Hotel Feasibility Study
- 7. New Business**
- 8. Staff Report**
- 9. Public Comment**
- 10. Upcoming Events**

July 27th, 2026: EDA Meeting
- 11. Adjournment**



**Madelia Area Economic Development Authority**

Madelia City Council Chambers

April 27th, 2026, 6:00 PM Minutes

The meeting was called to order by Chair Cody Eager at 6:35 pm. Those in attendance were Cody Eager, Matthew Gunderson, Andrew Gappa, and Mark Slater. Others present include Chris Fischer, Heather Utz, Celia Viesselman, and Michelle VanHee.

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

A motion was made by Slater and seconded by Gunderson to approve the minutes from March 23rd, 2026. The motion was passed unanimously.

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

Viesselman presented highlights from the recently approved Watonwan County Housing Study. The Study will be posted on the City website and 2 physical copies are available at City Hall for review. Viesselman recommended that the board consider a future program focused on rehabilitation to support Madelia and Eastern Watonwan County.

Viesselman presented three quotes for a playground in Riverview Heights subdivision. Slater made a motion to approve purchase of Webber quote for \$34,923.25. Gappa seconded the motion. The motion was passed unanimously.

A copy of the EDA specialist update is included in the packet.

The meeting was opened to public comment at 6:54 pm. Public comment was closed.

Eager reviewed the upcoming events.

With no further business before the EDA, a Motion was made by Gappa and seconded by Slater to adjourn the meeting at 6:55 pm.

Typed this 5th day of May, 2026,

Celia Viesselman

TO: EDA Board  
 FROM: Celia Viesselman  
 SUBJECT: EDA Program Funds Report  
 DATE: June 22nd 2026

### 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- Rehabilitation	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 Development</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 Development</i>	Low-interest loans	Loans
<b>Cash on Hand</b>	\$52,478.00	\$3,457.34	\$9,520.57	\$9,166.11	\$99,000	\$129,370.41	\$167,724.72			\$224,242.27
<b>Restricted Funds</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0			\$3,500
<b>Loans Receivable</b>	\$375,775.00	\$0.00	\$107,919.40	\$0.00	\$0.00	\$222,949.21	\$132,945.87			\$143,015.96
<b>Loans Outstanding</b>	13	0	3	N/A	0	5	1	None	6	2

**Fund 39-Housing SCDP** *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
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	Forgiven	\$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

**Total Balance Outstanding** \$375,775.00

**Total Cash Balance in Fund** \$52,478.00

**Fund 40-Commercial SCDP** Note: All installment loans repaid, awaiting maturity date to forgive deferred loans

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	Interest Rate	Origination Date	Principal Start Date
Filip Diesel Repair	Current	\$58,071.69	\$413.89	3%	11/1/2025	11/01/2025
Dream River Marketing Group, LLC	Current	\$3,062.88	\$341.67	1%	2/13/2017	03/15/2017
J Henry Properties, LLC	Current	\$46,784.83	\$344.92	1%	5/1/2018	06/01/2018
<b>Total Balance Outstanding</b>		\$107,919.40				
<b>Total Cash Balance in Fund</b>		\$9,520.47				

**Fund 45-Commercial**

Company Name	Loan Status	Outstanding Balance	Monthly Payment	Interest Rate	Origination Date	Principal Start Date
Madelia Lumber	Current	\$25,551.00	\$649.53	1.00%	7/22/2019	09/01/2019
Sud UR Duds	Paid in Full	\$174.69	\$175.25	1.00%	04/12/2016	05/20/2016
Lost Sanity Brewing	Current	\$78,439.89	\$597.86	1.00%	09/01/2017	10/01/2017
J Henry Properties	Current	\$18,317.03	\$114.97	1.00%	08/01/2020	09/01/2020
Shellum Properties Management, LLC	Current	\$50,148.79	\$659.89	4.00%	09/01/2023	10/01/2023
Bryngelsson Holdings	Current	\$50,317.81	\$580.59	3.00%	07/15/2024	08/15/2024
<b>Total Balance Outstanding</b>		\$222,949.21				
<b>Total Cash Balance in Fund</b>		\$129,370.41				

**Fund 46-Downpayment Assistance/Housing**

Beneficiary	Loan Status	Outstanding Balance	Monthly Payment	Interest Rate	Origination Date	Principal Start Date
Eser, Sterling	Paid in Full	\$1,846.40	\$91.18	4.00%	05/09/2016	06/15/2016
Forstner, Michael	Current	\$576.64	\$100.00	6.00%	11/15/2016	12/15/2016
Guyer, Ryan	Current	\$877.71	\$99.95	6.00%	02/13/2017	03/15/2017
Hogg, Darrell	Current	\$467.21	\$53.05	5.00%	02/13/2017	03/15/2017
Rodriguez, Maricela	Current	\$755.60	\$91.19	4.00%	05/01/2017	05/01/2017
Ordoff, Brandon and Sonya	Current	\$2,776.86	\$109.07	8.00%	09/20/2018	10/15/2018
Sandoval, Ismael	Current	\$3,718.21	\$104.50	7.00%	09/01/2019	10/01/2019
J Henry 115 LLC	Current	\$121,927.24	\$693.25	3.00%	04/01/2025	10/15/2025
<b>Total Balance Outstanding</b>		\$132,945.87				
<b>Total Cash Balance in Fund</b>		\$167,724.72				

**Fund 52- Economic Development**

Company Name	Loan Status	Outstanding Balance	Monthly Payment	Interest Rate	Origination Date	Principal Start Date
VanHale Properties	Current	\$127,254.55	\$920.14	1%	5/1/2018	06/15/2018
ProSide LLC	Current	\$15,761.41	\$569.72	1%	8/13/2018	10/01/2018
<b>Total Balance Outstanding</b>		\$143,015.96				
<b>Total Cash Balance in Fund</b>		\$227,742.27				

TO: EDA Board  
FROM: Celia Viesselman  
SUBJECT: Watona Park Riverfront Redevelopment Plan  
Presentation  
DATE: June 22nd, 2026



In November 2024, the City successfully applied to the Empowering Small Minnesota Communities (ESMC) program to create a Watona Park Riverfront Redevelopment Plan. This University of Minnesota program is designed to support small communities in becoming well-positioned to benefit from federal, state, and local investments by connecting them with university resources.

Staff saw a need for this program to address City land inside the historic floodplain to ensure that the land can be used for recreation and mitigate flooding/drainage challenges in the future. The vision was to use this plan to build on previous work done by Bolton and Menk in the 2023 Floodplain Alternatives report.

**Activities:**

- June 11<sup>th</sup>, 2025: Site Visit
- Summer 2025: Community Survey re: Watona Park
- Fall 2025 – Winter 2026: Preliminary Site Plan work with UMN
- April/May 2026: Preliminary Site Plan work with EOR

**Next Steps:**

- Use this plan to apply for funding to support proposed activities (eg. DNR Outdoor Recreation or Local Option Sales Tax in 2027)

**Board Action Requested:** Take appropriate action on the Watona Park Preliminary Site Plan

TO: EDA Board  
FROM: Celia Viesselman  
SUBJECT: Hotel Study Update  
DATE: June 22nd, 2026



At the March EDA meeting, the EDA board approved moving forward with a Hotel Feasibility Study.

The completed hotel feasibility study is attached.

Preliminary data indicates substantial demand for a hotel in Madelia, particularly due to overflow demand from the region including Mankato and St James. Staff recommends convening a working group to discuss potential next steps in regard to hotel accommodations in Madelia.

**Board Action Requested:** Review and take appropriate action in regard to convening a working group for hotel accommodations in Madelia.

TO: EDA Board  
FROM: Celia Viesselman  
SUBJECT: May and June Monthly Update  
DATE: June 22nd, 2026



**Grants:**

- Assistance to Firefighters Grant – Grant Narrative Review (Selection anticipated by 09/30)
- Compeer Financial Emergency Response Grant – Submitted for Fire Dept (Selections mid-July)
- Meeting w/ FEMA re: Lift Station Levee Grant

**Housing:**

- Development Agreement signed with MMV for Tier II Cities grant project
- Presentation at South Central Housing Forum on MMV project

**Lewisville:**

- Presentation of First Impressions Report
- Coordination for a Watonwan County Tree Cost Share project to replace Ash trees

**Riverview Heights Playground:** Planned installation in mid-July

**Tourism:**

- Hotel – Inspection Reports pulled, Meeting w/ Hotel R&D, Research on Hotel Licensing
- Campground Marketing – Google Ads, Guest Analysis, Facebook Ads

**Watona Park:**

- Discussion and finalization of draft site plan

**Workforce:**

- Community Tour w/ New HS Principal
- VR CPR classroom activities with 8<sup>th</sup> and 9<sup>th</sup> graders