



Madelia Economic Development Authority

Madelia City Council Chambers

July 27th, 2026, 6:45 PM Agenda

1. Call to Order

2. Approval of Agenda

3. Approval of Board Minutes

a. June 22nd, 2026

b. July 13th, 2026

4. Financial Reports

4.1 EDA Program Funds Report

4.2 Outstanding Loans Report

5. Old Business

5.1 Consideration of EDA Resolution 2026-03 Establishing Economic Development District and Approving Business Subsidy

5.2 Consideration of EDA Resolution 2026-04 Approving Redevelopment Project Area No. 1 And Plan

6. New Business

6.1 Loan Request – Mane Edit Salon

7. Staff Report

8. Public Comment

9. Upcoming Events

August 24th, 2026: EDA Meeting

10. Adjournment



Madelia Area Economic Development Authority

Madelia City Council Chambers
June 22nd, 2026, 6:00 PM Minutes

The meeting was called to order by Chair Cody Eager at 6:06 pm. Those in attendance were Cody Eager, Matthew Gunderson, Andrew Gappa, Glen Christensen, and Mark Slater. Others present include Chris Fischer, Heather Utz, Celia Viesselman, and Michelle VanHee.

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

A motion was made by Gappa and seconded by Gunderson to approve the minutes from April 27th, 2026. The motion was passed unanimously.

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

A presentation was held prior to the EDA meeting to review the Watona Park Riverfront Redevelopment Site plan. Matt Tierney with UMN College of Design presented the work done with the City of Madelia through the Empowering Small Minnesota Communities (ESMC) program. Marla Brown, Robert Stein, and Britta Hanson from Emmons and Olivers Resources (EOR) also presented their work as part of an additional grant award that the City received through the ESMC program.

Viesselman presented the results of the hotel feasibility study. She requested that a working group be convened to discuss and recommend next steps. A motion was made by Gappa and seconded by Slater to approve Andy Gappa and Glen Christensen as members of the working group.

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

The meeting was opened to public comment at 6:18 pm. Public comment was closed.

Eager reviewed the upcoming events.

With no further business before the EDA, a Motion was made by Christensen and seconded by Gappa to adjourn the meeting at 6:18 pm.

Typed this 26th of June, 2026,

Celia Viesselman



Madelia Area Economic Development Authority

Madelia City Council Chambers

July 13th, 2026, 7:07 PM Minutes

The meeting was called to order by Chair Cody Eager at 7:07 pm. Those in attendance were Cody Eager, Matthew Gunderson, Andrew Gappa, Glen Christensen, and Mark Slater. Others present include Chris Fischer, Heather Utz, Celia Viesselman, Michelle VanHee, Davis Walz, Amber Goblirsch, Roz Snyder, Misty Hokenson, Kathy Guyer, Jim Petterson, Will Davis, Todd Jacobs, and Colleen Jacobs.

Viesselman reviewed EDA Resolution 2026-01 Initiating Process for Adoption of a Redevelopment Plan. Gappa introduced and made a motion to approve the resolution. Gunderson seconded the motion. The motion was passed unanimously.

Viesselman reviewed EDA Resolution 2026-02 Calling a Public Hearing on the Proposed Establishment of Economic Development District No. 1 and the Proposed Approval of a Business Subsidy. Gappa introduced and made a motion to approve the resolution. Gunderson seconded the motion. The motion was passed unanimously.

With no further business before the EDA, a Motion was made by Gappa and seconded by Gunderson to adjourn the meeting at 7:10 pm.

Typed this 22nd of July, 2026,

Celia Viesselman

TO: EDA Board
FROM: Celia Viesselman
SUBJECT: EDA Program Funds Report
DATE: July 27th 2026

EDA Program Funds Report (Estimate as of June 30th)

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- Rehabilitation	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	\$10,620.95	\$9,166.11	\$99,000	\$131,973.25	\$169,075.72			\$190,732.13
Restricted Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0			\$38,500
Loans Receivable	\$375,775.00	\$0.00	\$107,005.57	\$0.00	\$0.00	\$219,309.57	\$130,197.71			\$141,645.28
Loans Outstanding	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
Total Balance Outstanding		\$0.00		
Total Cash Balance in Fund		\$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	\$57,802.98	\$413.89	3%	11/1/2025	11/01/2025
Dream River Marketing Group, LLC	Current	\$2,723.76	\$341.67	1%	2/13/2017	03/15/2017
J Henry Properties, LLC	Current	\$46,478.83	\$344.92	1%	5/1/2018	06/01/2018
Total Balance Outstanding		\$107,005.57				
Total Cash Balance in Fund		\$10,620.95				

Fund 45-Commercial

Company Name	Loan Status	Outstanding Balance	Monthly Payment	Interest Rate	Origination Date	Principal Start Date
Madelia Lumber	Current	\$23,656.01	\$649.53	1.00%	7/22/2019	09/01/2019
Sud UR Duds	Paid in Full	\$0.00	\$175.25	1.00%	04/12/2016	05/20/2016
Lost Sanity Brewing	Current	\$77,907.40	\$597.86	1.00%	09/01/2017	10/01/2017
J Henry Properties	Current	\$18,217.32	\$114.97	1.00%	08/01/2020	09/01/2020
Shellum Properties Management, LLC	Current	\$49,661.63	\$659.89	4.00%	09/01/2023	10/01/2023
Bryngelsson Holdings	Current	\$49,867.21	\$580.59	3.00%	07/15/2024	08/15/2024
Total Balance Outstanding		\$219,309.57				
Total Cash Balance in Fund		\$131,973.25				

Fund 46-Downpayment Assistance/Housing

Beneficiary	Loan Status	Outstanding Balance	Monthly Payment	Interest Rate	Origination Date	Principal Start Date
Eser, Sterling	Paid in Full	\$0.00	\$91.18	4.00%	05/09/2016	06/15/2016
Forstner, Michael	Current	\$479.52	\$100.00	6.00%	11/15/2016	12/15/2016
Guyer, Ryan	Current	\$782.15	\$99.95	6.00%	02/13/2017	03/15/2017
Hogg, Darrell	Current	\$416.11	\$53.05	5.00%	02/13/2017	03/15/2017
Rodriguez, Maricela	Current	\$659.42	\$91.19	4.00%	05/01/2017	05/01/2017
Ordorff, Brandon and Sonya	Current	\$2,686.30	\$109.07	8.00%	09/20/2018	10/15/2018
Sandoval, Ismael	Current	\$3,635.40	\$104.50	7.00%	09/01/2019	10/01/2019
J Henry 115 LLC	Current	\$121,538.81	\$693.25	3.00%	04/01/2025	10/15/2025
Total Balance Outstanding		\$130,197.71				
Total Cash Balance in Fund		\$169,075.72				

Fund 52- Economic Development

Company Name	Loan Status	Outstanding Balance	Monthly Payment	Interest Rate	Origination Date	Principal Start Date
VanHale Properties	Current	\$126,440.46	\$920.14	1%	5/1/2018	06/15/2018
ProSide LLC	Current	\$15,204.82	\$569.72	1%	8/13/2018	10/01/2018
Total Balance Outstanding		\$141,645.28				
Total Cash Balance in Fund		\$229,232.13				

TO: EDA Board
FROM: Celia Viesselman
SUBJECT: Establishment of Economic Develop. District No.1
and Business Subsidy
DATE: July 27th, 2026



Topic: The EDA is considering Resolution 2026-03 to establish Economic Development District No.1 and approve a business subsidy to Madelia Health.

The EDA is authorized under Minnesota Statutes, Sections 469.090 through 469.108 to establish an Economic Development District. Its border must be contiguous.

The EDA is authorized to provide business subsidies, pursuant to Minnesota Statutes, Section 116J.993 to 116J.995.

Criteria for a business subsidy includes: Must meet a public purpose such as encouraging new technology, job creation or retention, increased tax base, elimination of slum or blight, contribution to the diversification of the overall industry base, exportation of products and /or services outside the state, provide job training and workforce development directed at retention of young people to the area or increase health care service.

Board Action Requested: Review and take appropriate action in regard to Resolution 2026-03 Establishing Economic Development District and Approving Business Subsidy

EXTRACT OF MINUTES OF A MEETING OF THE
OF THE BOARD OF COMMISSIONERS OF THE
ECONOMIC DEVELOPMENT AUTHORITY OF MADELIA, MINNESOTA

HELD: JULY 27, 2026

Pursuant to due call and notice thereof, a regular or special meeting of the Board of Commissioners of the Economic Development Authority of Madelia, Minnesota, was held at the Madelia City Government Center on July 27, 2026, at _____ P.M., for the purpose, in part, of establishing Economic Development District No. 1 and approving a business subsidy.

The following members of the Board of Commissioners were present:

and the following were absent:

Commissioner _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. 2026-03

RESOLUTION ESTABLISHING ECONOMIC DEVELOPMENT
DISTRICT NO. 1 AND APPROVING A BUSINESS SUBSIDY

A. WHEREAS, it has been proposed that the Board of Commissioners (the "Board") of the Economic Development Authority of Madelia, Minnesota (the "Authority") establish Economic Development District No. 1 pursuant to and in accordance with Minnesota Statutes, Sections 469.090 through 469.1082, inclusive, as amended; and approve a business subsidy to be granted by the Authority to Madelia Health to assist in the restructuring of Madelia Health's financial obligations and supporting continuation of operations in the City, under Minnesota Statutes, Section 116J.993 to 116J.995 (the "Business Subsidy").

B. WHEREAS, the Authority has performed all actions required by law to be performed prior to the establishment of Economic Development District No. 1, including, but not limited to, the holding of a public hearing upon published notice as required by Minnesota Statutes, Sections 469.101, Subdivision 1; and

C. WHEREAS, the Authority has performed all actions required by law to be performed prior to the approval of the Business Subsidy, including, but not limited to, the holding of a public hearing upon published notice as required Minnesota Statutes, Section 116J.994; and

NOW, THEREFORE, BE IT RESOLVED, by the Board as follows:

1. Economic Development District No. 1. There is hereby established in the City of Madelia (the "City") Economic Development District No. 1 (the "Economic Development District"), the initial boundaries of which are fixed and determined as described in Exhibit A.

2. Economic Development District Findings. Economic Development District No. 1 is proper and desirable to establish and develop within the City.

3. Business Subsidy. The Authority hereby approves the granting of the Business Subsidy.

The motion for adoption of the foregoing resolution was duly seconded by commissioner _____ and, after full discussion thereof, and upon a vote being taken thereof, the following voted in favor thereof:

and the following voted against same:

whereupon said resolution was declared duly adopted.

Adopted this 27th day of July, 2026 by the Board of Commissioners of the Economic Development Authority of Madelia, Minnesota.

Cody Eager, President

Attest: _____
Chris Fischer, Secretary

STATE OF MINNESOTA
COUNTY OF WATONWAN

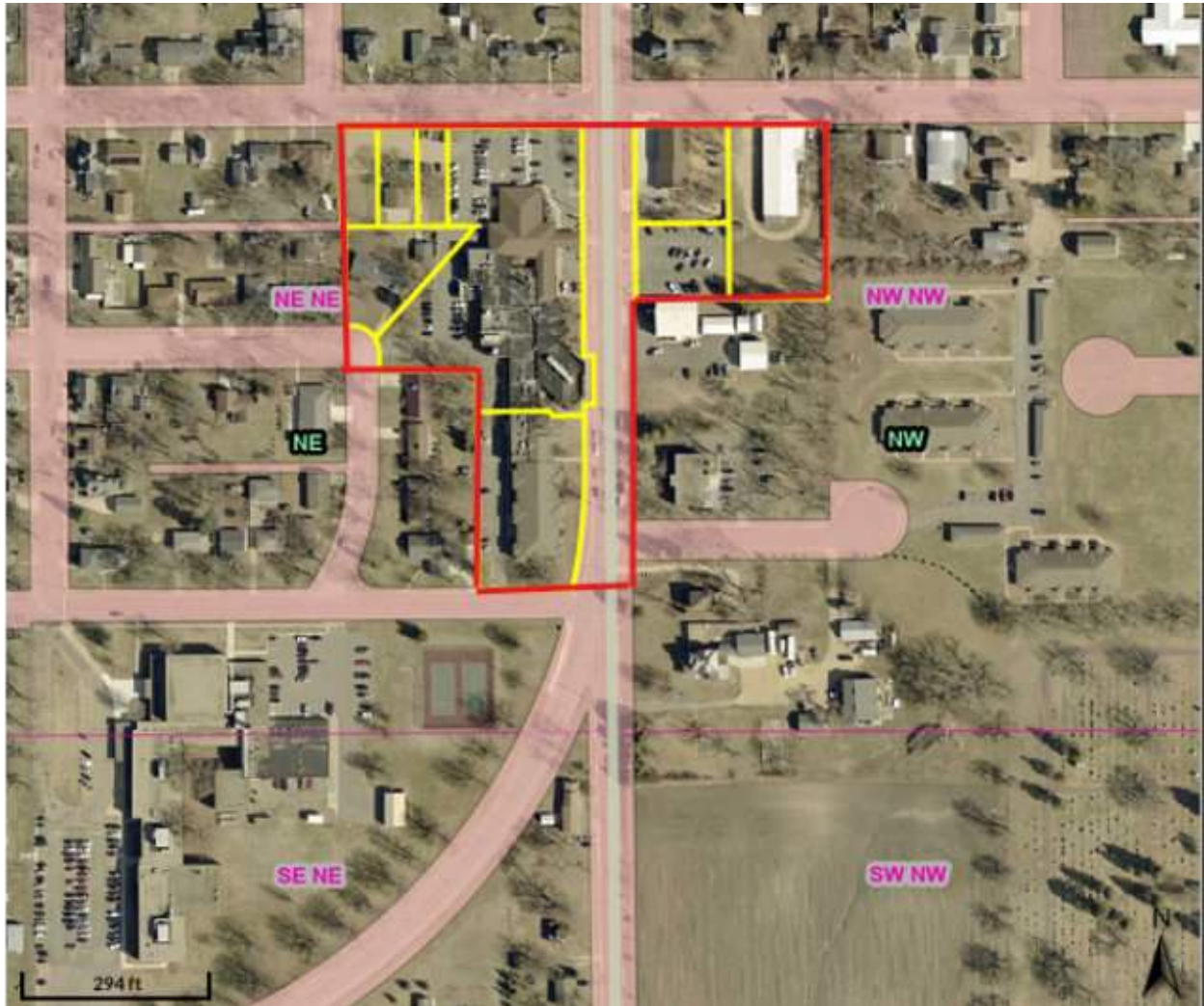
I, the undersigned, being the duly qualified and acting Secretary of the Economic Development Authority of Madelia, Minnesota, DO HEREBY CERTIFY that the attached resolution is a true and correct copy of an extract of minutes of a meeting of the Board of Commissioners of the Economic Development Authority of Madelia, Minnesota, as such minutes relate to the establishment of Economic Development District No. 1 and approving a business subsidy.

WITNESS my hand this 27th day of July, 2026.

Chris Fischer, Secretary

EXHIBIT A

DESCRIPTION OF THE BOUNDARIES OF
ECONOMIC DEVELOPMENT DISTRICT NO. 1





Proposed Business Subsidy – Madelia Health

The Madelia Economic Development Authority is considering a business subsidy to MADELIA HEALTH under Minnesota Statutes, Section 116J.993 to 116J.995.

Subsidy details include:

Loan Amount: \$3,000,000

Interest Rate: 5%

Security:

225 Drew Ave SE

106 Drew Ave SE

416 First St SE

233 Second St SE

304 First St SE

312 First St SE

308 First St SE

Terms:

15 years

A public hearing will be held on July 27th, 2026 at 5:30 P.M. in the City Council Chambers at the Madelia City Hall, located at 18 Drew Ave NE, Madelia, MN 56062.

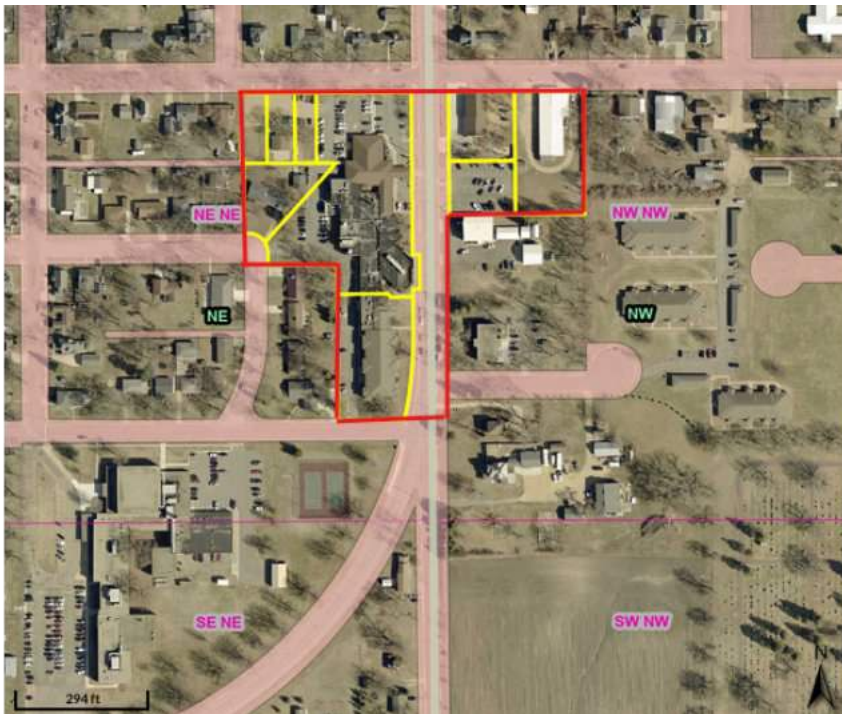
Proposed Subsidy details as of July 15th, 2026

TO: EDA Board
FROM: Celia Viesselman
SUBJECT: Resolution 2026-04 Approving Redevelopment
Project Area No. 1 and Plan
DATE: July 27th, 2026



Topic: The EDA is considering Resolution 2026-04 to establish Redevelopment Project Area No.1 and approve the Redevelopment Plan.

The EDA is authorized under Minnesota Statutes, Sections 469.090 through 469.1082, to exercise the redevelopment powers of a housing and redevelopment agency under Minnesota Statutes, Sections 469.001 to 469.047. These powers include the ability to establish a Redevelopment Project Area and a Redevelopment Plan.



The planning commission reviewed the redevelopment plan for consistency with the Madelia Comprehensive Plan earlier today. The City Council reviewed the plan for consistency with the general plan for development or redevelopment of the City earlier today.

Board Action Requested: Review and take appropriate action in regard to Resolution 2026-04 Approving Redevelopment Project Area No. 1 and Plan

EXTRACT OF MINUTES OF A MEETING OF THE
OF THE BOARD OF COMMISSIONERS OF THE
ECONOMIC DEVELOPMENT AUTHORITY OF MADELIA, MINNESOTA

HELD: JULY 27, 2026

Pursuant to due call and notice thereof, a regular or special meeting of the Board of Commissioners of the Economic Development Authority of Madelia, Minnesota, was held at the Madelia City Hall on July 27, 2026, at _____ P.M., for the purpose, in part, of approving Redevelopment Project Area No. 1 and Plan.

The following members of the Board of Commissioners were present:

and the following were absent:

Commissioner _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. 2026-04

RESOLUTION APPROVING REDEVELOPMENT PROJECT AREA NO. 1 AND PLAN

BE IT RESOLVED by the Board of Commissioners (the "Board") of the Economic Development Authority of Madelia, Minnesota (the "Authority"), as follows:

Section 1. Recitals.

It has been proposed that the Authority establish Redevelopment Project Area No. 1 as described herein (the "Redevelopment Project Area"), in connection with a proposed loan to Madelia Health and adopting the Redevelopment Plan for the Redevelopment Project Area (the "Plan"); all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.001 through 469.047 and 469.090 through 469.1082; all as reflected in that certain document entitled in part "Redevelopment Plan for Redevelopment Project Area No. 1" dated July 27, 2026, and presented for the Board's consideration.

The Board has investigated the facts relating to the Plan and has caused the Plan to be prepared.

The Authority has performed all actions required by law to be performed prior to the adoption and approval of the Plan. The Authority has also requested that the Madelia City Council hold a public hearing on the Plan and that the Madelia Planning Commission provide written comment on the Plan.

Section 2. Findings for the Adoption and Approval of the Plan.

The Board hereby finds that Plan conforms to the general plan for the development or redevelopment of the City as a whole; that the Plan will afford maximum opportunity consistent with the sound needs of the City as a whole, for the development of the Redevelopment Project

Area and adjacent areas by private enterprise; and the land in the Redevelopment Project Area would not be made available for redevelopment without the financial aid to be sought.

The Board further finds that the Plan is intended and, in the judgment of the Board, its effect will be, to promote the public purposes and accomplish the objectives specified in the Redevelopment Plan for the Redevelopment Project Area.

Section 3. Approval and Adoption of the Plan. The Plan, as presented to the Authority on this date, is hereby approved, established, and adopted.

The motion for the adoption of the foregoing resolution was duly seconded by Member _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Adopted this 27th day of July, 2026 by the Board of Commissioners of the Economic Development Authority of Madelia, Minnesota.

Cody Eager, President

Attest: _____
Chris Fischer, Secretary

STATE OF MINNESOTA
COUNTY OF WATONWAN

I, the undersigned, being the duly qualified and acting Secretary of the Economic Development Authority of Madelia, Minnesota, DO HEREBY CERTIFY that the attached resolution is a true and correct copy of an extract of minutes of a meeting of the Board of Commissioners of the Economic Development Authority of Madelia, Minnesota as such minutes relate to the approval of Redevelopment Project Area No. 1 and Plan.

WITNESS my hand this 27th day of July, 2026.

Chris Fischer, Secretary

REDEVELOPMENT PLAN

FOR

REDEVELOPMENT PROJECT AREA NO. 1

DATED JULY 27, 2026

MADELIA ECONOMIC DEVELOPMENT AUTHORITY
CITY OF MADELIA, MINNESOTA

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Exhibit A - Redevelopment Project Area No. 1 Boundary Map

I. INTRODUCTION AND LEGAL BASIS

A. Intent

The Madelia Economic Development Authority, Minnesota (the "EDA"), proposes to establish Redevelopment Project Area No. 1 as described herein (the "Redevelopment Project Area"), in connection with a proposed loan to Madelia Health. Madelia Health provides the following hospital and healthcare services in the Redevelopment Project Area: Ambulance, Clinical, Emergency Room, Laboratory, Mental Health, Pain Management, Pediatric, Physical and Occupational Therapy, Podiatry and Wound Care, Prenatal, Radiology, Surgical, and Transitional Care. Madelia Health employs 188 persons to provide these services.

B. Statement

The loan is intended to provide Madelia Health with critical financial support to stabilize operations, preserve local healthcare access, and retain jobs within the City of Madelia. Madelia Health is a major employer and provides essential healthcare services to residents of Madelia and the surrounding rural area. Without financial stabilization, the potential reduction or loss of hospital operations would create a substantial risk of job loss, reduced access to local medical care, and vacancy or underutilization of specialized healthcare facilities within the Redevelopment Project Area.

The majority of hospital property within the Redevelopment Project Area is designed and improved for healthcare use. Because of its specialized layout and infrastructure, the property would be difficult to readily reuse for another purpose if hospital operations were reduced or discontinued. In addition, Madelia's rural location presents significant structural and operational challenges for any new healthcare provider seeking to assume or recreate services in the community. These factors increase the likelihood that a closure or major reduction in operations would result in a prolonged vacancy, deterioration of property, and blight conditions within the Redevelopment Project Area.

By supporting the continued operation of Madelia Health, the proposed loan is expected to help prevent blight, preserve a major employment center, and maintain access to crucial healthcare services for the community. The assistance directly advances the redevelopment purpose of protecting the economic viability of the area within the City.

C. Redevelopment Project Area Boundaries

The boundaries of the Redevelopment Project Area are outlined in the Redevelopment Project Area Boundary Map, Exhibit A.

All land included in the Redevelopment Project Area is within the legal boundaries of the City.

D. Statement of Authority

Minnesota Statutes Section 469.001-469.047 (Housing and Redevelopment Authority Act) grants municipalities the authority to designate redevelopment project areas within the boundaries of the municipalities. Within these areas, the municipality may adopt a redevelopment plan and establish a project consistent with the municipality's public purpose. The project as contemplated by this plan consists of a redevelopment project as defined in Section 469.001, Subdivision 14.

E. Findings and Declaration

The City and the EDA make the following findings:

1. The provision of hospital and healthcare services within the City and the provisions of 188 jobs in connection with these services would not continue to be made available for redevelopment without some public financial aid.
2. The redevelopment plans for the Redevelopment Project Area in the City will afford maximum opportunity consistent with the needs of the locality as a whole, for the redevelopment of the area by private enterprise.
3. The Redevelopment Plan conforms to the general plan for development of the locality as a whole.
4. The Redevelopment Plan is consistent with the 2018 Madelia Comprehensive Plan's goals to maintain and improve community health.

II. REDEVELOPMENT PROGRAM

A. Redevelopment Plan Objectives

The EDA, through implementation of this plan, seeks to achieve the following objectives:

1. Maintain hospital and healthcare services;
2. Retain existing jobs and provide for potential of new jobs;
3. Avoid closure of hospital and healthcare services which would lead to empty buildings, thereby preventing blights and deterioration of building and loss of service to residents of the City and surrounding areas; and
4. Maintain access to Emergency Medical Services for Madelia residents.

B. Land Use

The proposed land use within the Redevelopment Project Area is primarily the operation of a hospital and healthcare facilities by Madelia Health. Facilities necessary for the public health, safety and welfare are permitted uses in the Redevelopment Project Area. Additional uses may be considered based on consistency with the 2018 Madelia Comprehensive Plan and any subsequent versions.

C. Financing Plan

The EDA is proposing to loan \$3,000,000 (less professional costs incurred in connection with the loan), to Madelia Health to provide necessary funds for the refinancing of the facilities within Redevelopment Project Area 1. The loan is proposed to be made by the EDA from funds transferred by the City to the EDA.

D. Development Standards

If additional opportunities arise within the Redevelopment Project Area, the EDA will consider among other things, the following factors when evaluating development proposals for projects within the Redevelopment Project Area seeking public assistance and support:

1. Degree to which redevelopment objectives are provided for or enhanced.
2. Consistency with this plan and the 2018 Madelia Comprehensive Plan and any subsequent versions.

E. Administration of Project

The City Council has authorized the EDA to be responsible for seeing that the contents of this Plan are promoted, implemented and enforced.

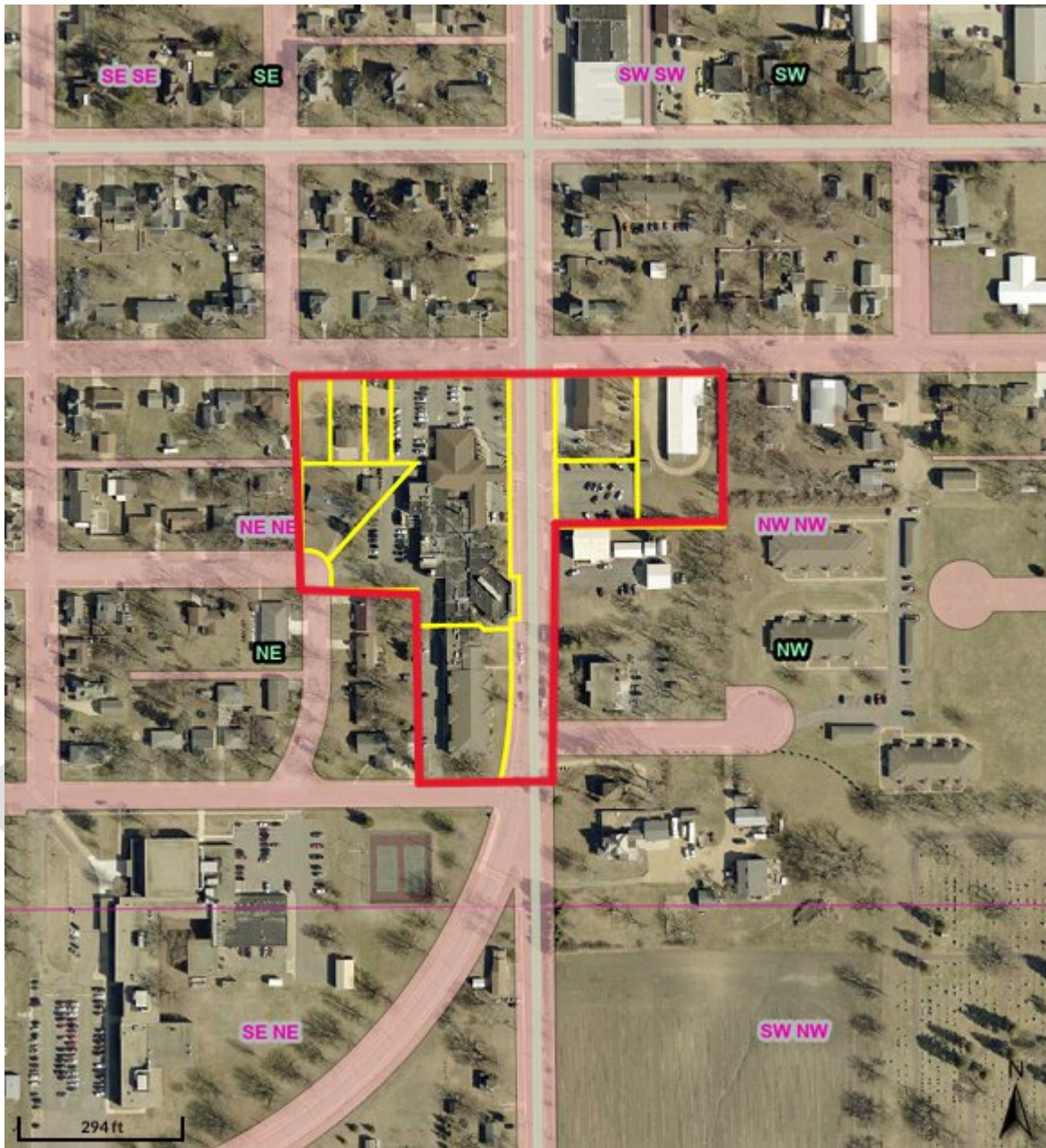
F. Modification of Plan

A Redevelopment Plan may be modified at any time. The modification must be adopted by the EDA and the City, upon notice and after the public hearing required for the original adoption of the Redevelopment Plan.

Changes that do not alter or affect the exterior boundaries and do not substantially alter or affect the general land use established in the plan, shall not constitute a modification of the Redevelopment Plan, nor require approval by the City.

EXHIBIT A

Description of Redevelopment Project Area No. 1 and Boundary Map



TO: EDA Board
FROM: Celia Viesselman
SUBJECT: Loan Request – Mane Edit Salon
DATE: July 27th, 2026



Background: The EDA has received an application from Mane Edit Salon for \$10,000 at 1% interest rate over 5 years for operating capital to fund leasehold improvements. The total project is estimated at \$20,300.

Public interest impacts include job retention.

The loan review committee reviewed the application on July 21st. They recommend that the request be approved up to \$10,000 at 3% interest over 5 years. 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.

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



Business Assistance:

- Madelia Health Business Subsidy Request
- Mane Edit Salon Loan Request

Grants: Submission of Lift Station Levee Grant

Housing: Secured quotes for demolition of homes

Lewisville: Ongoing coordination for a Watonwan County Tree Cost Share project to replace Ash trees

Riverview Heights Playground: Installation postponed to August due to labor delays

Tourism: Campground Marketing – Google Ads, Facebook Posts

Workforce:

- Community Tour w/ New Elementary Principal