



Madelia Economic Development Authority

Madelia City Council Chambers

August 24th, 2026, 5:30 PM Agenda

1. Call to Order

2. Approval of Agenda

3. Approval of Board Minutes

a. July 27th, 2026

b. August 5th, 2026

4. Financial Reports

4.1 EDA Program Funds Report

4.2 Outstanding Loans Report

5. Old Business

6. New Business

6.1 Parking Lot Improvement Loan Request – Sweet! Indeed

6.2 Parking Lot Improvement Loan Request – Kelsey Arndt & Tweit, PLLC

7. Staff Report

8. Public Comment

9. Upcoming Events

September 28th, 2026: EDA Meeting

10. Adjournment



Madelia Area Economic Development Authority

Madelia City Council Chambers

July 27th, 2026, 6:45 PM Minutes

The meeting was called to order by Chair Cody Eager at 6:45 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, Wade Johnson, Jim Petterson, Patrick Casey, Brent Christensen, Amer Goblirsch, Hannah Hollingshead, Roz Snyder, Misty Hoksenson, Joanna Lopez, Teresa Wyffer, Katie Yarger, and Robin Ekstrom.

Eager asked for a motion to approve the agenda. Gappa made a motion to approve the agenda with the addition of 6.2 Consider calling a special meeting on August 5th. Christensen seconded. The motion was passed unanimously.

A motion was made by Gappa and seconded by Gunderson to approve the minutes from June 22nd and July 13th, 2026. The motion was passed unanimously.

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

Viesselman presented a request from Mane Edit Salon for \$10,000 at 1% interest over 5 years. The loan review committee had provided a recommendation of approval for \$10,000 at 3% interest over 5 years. Gappa made a motion to recommend approval to City Council of the loan for \$10,000 at 3% interest over 5 years. Christensen seconded the motion. The motion was passed unanimously.

Commissioner Gappa introduced resolution 2026-03 RESOLUTION ESTABLISHING ECONOMIC DEVELOPMENT DISTRICT NO. 1 AND APPROVING A BUSINESS SUBSIDY. The motion for adoption of the foregoing resolution was duly seconded by commissioner Gunderson and, after full discussion thereof, and upon a vote being taken thereof, the following voted in favor thereof: Eager, Slater, Gunderson, Gappa, and Christensen; and the following voted against same: None; whereupon said resolution was declared duly adopted.

Christensen made a motion to schedule a special meeting of the EDA on August 5th at 5 pm at City Hall. 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 6:55 pm. Public comment was closed.

Eager reviewed the upcoming events.

A motion was made to close the EDA meeting at 6:55 pm for decision by the City Council on Council Resolution 2026-13 by Gappa. Slater seconded the motion. The motion was passed unanimously.

The EDA meeting was opened at 7:04 pm by Chair Cody Eager.

Commissioner Gappa introduced resolution 2026-04 RESOLUTION APPROVING REDEVELOPMENT PROJECT AREA NO. 1 AND PLAN. The motion for adoption of the foregoing resolution was duly seconded by commissioner Gunderson and, after full discussion thereof, and upon a vote being taken thereof, the following voted in favor thereof: Eager, Slater, Gunderson, Gappa, and Christensen; and the following voted against same: None; whereupon said resolution was declared duly adopted.

With no further business before the EDA, a Motion was made by Gappa and seconded by Slater to adjourn the meeting at 7:04 pm.

Typed this 28th of July, 2026,

Celia Viesselman



Madelia Area Economic Development Authority

Madelia City Council Chambers
August 5th, 2026, 5:00 PM Minutes

The meeting was called to order by Chair Cody Eager at 5:01 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, Jim Petterson, Patrick Casey, Brent Christensen, Roz Snyder, and Ryan Lais.

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

A motion was made by Gappa and seconded by Gunderson to approve resolution 2026-05 ACCEPTING AN INTERFUND LOAN FROM THE CITY OF MADELIA AND APPROVING A LOAN TO MADELIA HEALTH. The motion was passed unanimously.

Viesselman presented a request from VanHale Properties for \$110,000 at 3% interest over 20 years. The loan review committee had provided a recommendation of approval at the requested amount and terms. Christensen made a motion to recommend approval to City Council of the loan for \$110,000 at 3% interest over 20 years. Gappa seconded the motion. The motion was passed unanimously.

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 5:04 pm.

Typed this 6th of August, 2026,

Celia Viesselman

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	\$57,533.60	\$413.89	3%	11/1/2025	11/01/2025
Dream River Marketing Group, LLC	Current	\$2,384.36	\$341.67	1%	2/13/2017	03/15/2017
J Henry Properties, LLC	Current	\$46,172.71	\$344.92	1%	5/1/2018	06/01/2018
Total Balance Outstanding		\$106,090.67				
Total Cash Balance in Fund		\$11,721.43				

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	\$77,374.46	\$597.86	1.00%	09/01/2017	10/01/2017
J Henry Properties	Current	\$18,117.53	\$114.97	1.00%	08/01/2020	09/01/2020
Shellum Properties Management, LLC	Current	\$49,167.28	\$659.89	4.00%	09/01/2023	10/01/2023
Bryngelsson Holdings	Current	\$49,411.29	\$580.59	3.00%	07/15/2024	08/15/2024
Total Balance Outstanding		\$217,726.57				
Total Cash Balance in Fund		\$133,926.56				

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	\$381.92	\$100.00	6.00%	11/15/2016	12/15/2016
Guyer, Ryan	Current	\$686.11	\$99.95	6.00%	02/13/2017	03/15/2017
Hogg, Darrell	Current	\$364.79	\$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	\$2,595.14	\$109.07	8.00%	09/20/2018	10/15/2018
Sandoval, Ismael	Current	\$3,552.11	\$104.50	7.00%	09/01/2019	10/01/2019
J Henry 115 LLC	Current	\$121,149.41	\$693.25	3.00%	04/01/2025	10/15/2025
Total Balance Outstanding		\$129,388.90				
Total Cash Balance in Fund		\$170,326.72				

Fund 52- Economic Development

Company Name	Loan Status	Outstanding Balance	Monthly Payment	Interest Rate	Origination Date	Principal Start Date
VanHale Properties	Current	\$125,625.69	\$920.14	1%	5/1/2018	06/15/2018
ProSide LLC	Current	\$14,647.77	\$569.72	1%	8/13/2018	10/01/2018
Total Balance Outstanding		\$140,273.46				
Total Cash Balance in Fund		\$230,721.99				

TO: EDA Board
 FROM: Celia Viesselman
 SUBJECT: EDA Program Funds Report
 DATE: August 24th, 2026

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

Fund Name	Fund 39	Fund 40	Fund 41	Fund 43	Fund 45	Fund 46			Fund 52
Fund Purpose	Housing	Commercial	Commercial: Small and Emerging	Child Care	Commercial	Housing - MF Construction	Housing- Rehabilitation	Housing- Down Payment Assistance	Development Fund
Fund Source	SCDP	SCDP	USDA and City (SCDP)	First Children's Finance	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	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	<i>In Development</i>	Low-interest loans	Loans
Cash on Hand	\$52,478.00	\$3,457.34	\$11,721.43	\$9,166.11	\$133,926.56	\$170,326.72			\$192,221.99
Restricted Funds	\$0	\$0	\$0	\$0	\$0	\$0			\$38,500
Loans Receivable	\$375,775.00	\$0.00	\$106,090.67	\$0.00	\$217,726.57	\$129,388.90			\$140,273.46
Loans Outstanding	13	0	3	N/A	5	1	None	6	2

TO: EDA Board
FROM: Celia Viesselman
SUBJECT: Parking Lot Improvement Loan Request –
Sweet! Indeed
DATE: August 24th, 2026



In the past, the City has paid for parking lot improvements and assessed the costs back to property owners.

The City has a request for \$14,590 from Sweet! Indeed, LLC to cover blacktop removal and replacement, as well as removal, replacement, and additional concrete.

To streamline administration, it has been requested that payment be made via monthly payments rather than the special assessment process. The agreement with Sweet! Indeed would state that the owner agrees to have the costs assessed to the property should payments not be made as agreed upon.

The EDA would have statutory authority to make a loan for this project. The City Council has final decision-making authority on the loan request.

Funds would come from Fund 52.

Board Action Requested: Review and make recommendation to City Council regarding the loan request of \$14,590 at 3% interest over 10 years to Sweet! Indeed.

TO: EDA Board
FROM: Celia Viesselman
SUBJECT: Parking Lot Improvement Loan Request –
Main Street Property Group
DATE: August 24th, 2026



In the past, the City has paid for parking lot improvements and assessed the costs back to property owners.

The City has a request for \$16,415 from Main Street Property Group to cover blacktop removal and replacement, removal and replacement of concrete, new metal staircase, correct roof drain, and modify awning.

To streamline administration, it has been requested that payment be made via monthly payments rather than the special assessment process. The agreement with Main Street Property Group would state that the owner agrees to have the costs assessed to the property should payments not be made as agreed upon.

The EDA would have statutory authority to make a loan for this project. The City Council has final decision-making authority on the loan request.

Funds would come from Fund 52.

Board Action Requested: Review and make recommendation to City Council regarding the loan request of \$16,415 at 3% interest over 10 years to Main Street Property Group.

TO: EDA Board
FROM: Celia Viesselman
SUBJECT: August Monthly Update
DATE: August 24th, 2026



Business Assistance:

- Mane Edit Salon Loan Closing
- VanHale Properties Loan Request
- Madelia Health: Loan Closing & Public Relations

Grants: Lift Station Levee Grant – Discussion and Coordination of Application Withdrawal

Hotel: Follow Up Discussion w/ Feasibility Study Consultant on Feasible Locations

Housing: Coordination of Home Demolition in MMV

La Salle: Visit to City for First Impressions Report

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: RESEPI Partnership Announcement at Madelia High School - Robotics