



Madelia Economic Development Authority

Madelia City Council Chambers

September 28th, 2026, 6:20 PM Agenda

1. Call to Order

2. Approval of Agenda

3. Approval of Board Minutes – August 24th, 2026

4. Financial Reports

4.1 EDA Program Funds Report

4.2 Outstanding Loans Report

5. Old Business

6. New Business

6.1 Business Backlot Improvement Request – Lost Sanity Brewing, LLC

6.2 Loan Request – Filip Diesel Repair

7. Staff Report

8. Public Comment

9. Upcoming Events

October 26th, 2026: EDA Meeting

10. Adjournment



Madelia Area Economic Development Authority

Madelia City Council Chambers
August 24th, 2026, 5:30 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, and Patrick Casey.

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 July 27th and August 5th, 2026. The motion was passed unanimously.

The board reviewed the program fund reports and outstanding loan reports. Viesselman presented an update on Madelia Health as part of their recent loan from the City.

Viesselman presented a loan request from Sweet! Indeed for \$14,590 at 3% interest over 10 years to support parking lot improvements. Gappa made a motion to recommend approval of the request to City Council. Christensen seconded the motion. The motion was passed unanimously with an abstention from Gunderson.

Viesselman presented a loan request from Main Street Property Group for \$16,415 at 3% interest over 10 years to support parking lot improvements. Christensen made a motion to recommend approval of the request to City Council. Slater seconded the motion. The motion was passed unanimously with an abstention from Gunderson.

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

The meeting was opened to public comment at 5:56 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 5:59 pm.

Typed this 25th 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
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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	\$56,992.81	\$413.89	3%	11/1/2025	11/01/2025
Dream River Marketing Group, LLC	Current	\$1,704.71	\$341.67	1%	2/13/2017	03/15/2017
J Henry Properties, LLC	Current	\$45,559.57	\$344.92	1%	5/1/2018	06/01/2018

Total Balance Outstanding \$104,257.09

Total Cash Balance in Fund \$13,922.39

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	\$76,307.25	\$597.86	1.00%	09/01/2017	10/01/2017
J Henry Properties	Current	\$17,917.70	\$114.97	1.00%	08/01/2020	09/01/2020
Shellum Properties Management, LLC	Current	\$46,247.39	\$659.89	4.00%	09/01/2023	10/01/2023
Bryngelsson Holdings	Current	\$48,504.24	\$580.59	3.00%	07/15/2024	08/15/2024
Mane Edit Salon	Current	\$9,845.31	\$179.69	3.00%	08/01/2026	09/01/2026
VanHale Properties	Current	\$110,000.00	\$609.69	3.00%	09/08/2026	10/01/2026
Total Balance Outstanding		\$332,477.90				
Total Cash Balance in Fund		\$21,318.80				

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	\$185.25	\$100.00	6.00%	11/15/2016	12/15/2016
Guyer, Ryan	Current	\$492.59	\$99.95	6.00%	02/13/2017	03/15/2017
Hogg, Darrell	Current	\$261.52	\$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	\$2,410.99	\$109.07	8.00%	09/20/2018	10/15/2018
Sandoval, Ismael	Current	\$3,384.06	\$104.50	7.00%	09/01/2019	10/01/2019
J Henry 115 LLC	Current	\$120,367.69	\$693.25	3.00%	04/01/2025	10/15/2025
Total Balance Outstanding		\$127,761.52				
Total Cash Balance in Fund		\$172,398.73				

Fund 52- Economic Development

Company Name	Loan Status	Outstanding Balance	Monthly Payment	Interest Rate	Origination Date	Principal Start Date
VanHale Properties	Current	\$123,994.11	\$920.14	1%	5/1/2018	06/15/2018
ProSide LLC	Current	\$13,532.28	\$569.72	1%	8/13/2018	10/01/2018
Total Balance Outstanding		\$137,526.39				
Total Cash Balance in Fund		\$231,763.64				

TO: EDA Board
FROM: Celia Viesselman
SUBJECT: Madelia Health September Update
DATE: September 28th, 2026



Background: \$3M loan approved to Madelia Health on August 5th. As part of that process, a monthly update on the financial status at Madelia Health is required to the EDA Board.

Update

- Positive net margin two months in new fiscal year
- Met w/ Representative Bjorn Olson on Sept 14th
- Expecting Joint Commission any day (due by Sept 1st)
- RHTP funds – Signed agreement with MDH
- Continuing to pursue donors/Program-related investments

EDA Board Action: None Requested

TO: EDA Board
 FROM: Celia Viesselman
 SUBJECT: EDA Program Funds Report
 DATE: September 28th, 2026

EDA Program Funds Report (Estimate as of September 28th)

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	\$13,922.39	\$9,166.11	\$21,318.80	\$172,398.73			\$164,763.64
Restricted Funds	\$0	\$0	\$0	\$0	\$0	\$0			\$67,000
Loans Receivable	\$375,775.00	\$0.00	\$104,257.09	\$0.00	\$332,477.90	\$127,761.52			\$137,526.39
Loans Outstanding	13	0	3	N/A	7	1	None	6	2

TO: EDA Board
FROM: Celia Viesselman
SUBJECT: Business Backlot Improvement Loan Request –
Lost Sanity Brewing, LLC
DATE: September 28th, 2026



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

The City has a request for \$5,000 from Lost Sanity Brewing, LLC to cover removal, replacement, and additional concrete for steps.

To streamline administration, it has been requested that payment be made via monthly payments rather than the special assessment process. The agreement with Lost Sanity Brewing, LLC 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 \$5,000 at 3% interest over 5 years to Lost Sanity Brewing.

TO: EDA Board
FROM: Celia Viesselman
SUBJECT: Loan Request – Filip Diesel Repair
DATE: September 28th, 2026



Background: The EDA has received an application from Filip Diesel Repair for \$40,000 at 3% interest rate over 7 years for equipment and building improvements. The total project is estimated at \$60,000.

Matt has been operating Filip Diesel Repair for several years, providing diesel equipment and repair for the agricultural sector. With this project, he aims to expand into tire replacements for semi-trailers and agricultural implements. He has also included funding to support HVAC for his space to allow him to develop a retail section of the shop. Filip Diesel Repair received \$60,000 loan in 2025 for a building expansion. All payments have been made on time with approx. \$57k remaining.

Public interest impacts include job creation (anticipated 1 PT).

The loan review committee reviewed the application on September 24th. They recommend that the request be approved for the requested amount and terms. No red flags were noted by the loan review committee. Collateral would include several items of equipment.

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 deny 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: September Monthly Update
DATE: September 28th, 2026



Business Assistance:

- VanHale Properties Loan Closing
- Filip Diesel Repair Loan Request
- Sweet! Indeed Loan Request
- Main St Property Group Loan Request
- Lost Sanity Brewing LLC Loan Request

Grants:

- Taylor Family Farms Foundation – Grant for Fire Department + Coordination w/ Madelia Health on application for EMS
- Coordination with Watonwan County SWCD on well sealing grant contract

Healthcare: Secured funding in partnership with Region Nine Development Commission for event in late October/early November on the status of the healthcare industry in the region. Event aimed at educating City Councils and economic development folks on the current challenges in the industry.

La Salle: First Impressions Report complete. Waiting scheduling for presentation

Planning:

- Zoning Code Update - Draft in progress
- Expansion Report – Zoning Code analysis complete, Comprehensive Plan review complete

Riverview Heights Playground: Installed by September 14th.

Watonwan County: Coordination w/ St James on RLF policy and procedure