

**EDA Regular Meeting Agenda
Monday, January 26th, 2026, 5:15 P.M.
City Council Chambers**

Chair: Jesse Wenisch

EDA Members:

Marvin Sullivan
Scott Schlueter
Nic Williams
Newell Krogmann
Bob Broeder



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1. Call To Order
2. Oath of Office: Krogmann & Williams
3. Election of 2026 Officers
4. Approval of Agenda
5. Approval of Minutes – December 22, 2025
6. Disbursements through January 26, 2026
7. Monthly Financial Report through December 31, 2025
8. Old Business
 - a. Executive Director Update
 - i. Park Elementary / Kingsway Vacant Land
9. New Business
 - a. Revolving Loan Fund Application – Trustworthy Hardware
 - b. Lunch ‘N’ Learn Funding Request
10. CEDA Staff Report
11. Adjournment

Le Sueur Economic Development Authority

Oath of Office

I, _____, an Economic Development Authority appointee of the City of Le Sueur, do affirm that I will faithfully perform the duties of my appointed office, and will support and honor to the best of my ability all applicable laws of the City of Le Sueur, Le Sueur County, and the Constitutions of the United States and Minnesota, as well as any appropriate policies or procedures adopted by the Le Sueur City Council or the Le Sueur Economic Development Authority. I hereby through this oath of office affirm that I will perform the duties of this public trust in a fair, equitable, and ethical manner befitting the dignity and responsibilities of the office to the best of my judgment and ability.

EDA Board Member

Mayor

Date





ECONOMIC DEVELOPMENT AUTHORITY
Regular Meeting Minutes
Monday, December 22nd, 2025, 5:15p

Members Present: Jesse Wenisch, Nic Williams, Scott Schlueter, Marvin Sullivan, Newell Krogmann, Bob Broeder

Members Absent: n/a

Others Present: EDA Specialist Jack Wheeler, EDA Executive Director Joe Roby

Item 1. Call to Order

Meeting called to order at 5:16p by President Wenisch.

Item 2. Approval of Agenda

Motion by Krogmann, seconded by Broeder, to approve the agenda as presented.
Voting in favor: Wenisch, Williams, Schlueter, Sullivan, Krogmann, Broeder
Voting against: None
Motion carried.

Item 3. Approval of Minutes

Motion by Williams, seconded by Broeder, to approve minutes from the November 24, 2025 Regular Meeting.
Voting in favor: Wenisch, Williams, Schlueter, Sullivan, Krogmann, Broeder
Voting against: None
Motion carried.

Item 4. Disbursements

Motion by Sullivan, seconded by Schlueter, to approve EDA disbursements through December 22, 2025.
Voting in favor: Wenisch, Williams, Schlueter, Sullivan, Krogmann, Broeder
Voting against: None
Motion carried.

Item 5. Accept Monthly Financial Report

Motion by Broeder, seconded by Sullivan, to accept the Monthly Financial Report through November 30, 2025.
Voting in favor: Wenisch, Williams, Schlueter, Sullivan, Krogmann, Broeder
Voting against: None
Motion carried.

Item 6. Old Business

a. Executive Director Update

- i. Mr. Roby provided an update on the acquisition of the former Park Elementary School. Property has been recommended by SHPO for addition to National Register of Historic Places, and EDA has sent letter to National Parks Service objecting to listing. Braun Intertec is finalizing Phase I Environmental Site Assessment (ESA).

Item 7. New Business

- a. No new business.

Item 8. Staff Update

- a. Mr. Wheeler shared an update on the TreeHouse project, the execution of a project to upgrade the kitchen for the Family and Consumer Science program at LSH, and the shed-building program with LSH open to the community in 2026. Additional updates included the Lunch 'n' Learn program, which is expected to continue in 2026, a meeting with Minnesota Pollution Control Agency on Brownfields grants to help cover cost of Phase II study at Park Elementary, and the Future of the City Forum. Mr. Wheeler also shared a comprehensive overview of the EDA's 2025 activities.

Item 9. Adjournment

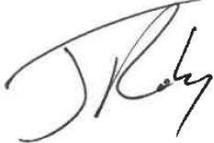
Motion by Sullivan, seconded by Schlueter, to adjourn the meeting.

Voting in favor: Wenisch, Williams, Schlueter, Sullivan, Krogmann, Broeder

Voting against: None

Motion carried. Meeting adjourned at 5:31p.

Respectfully submitted,



Joe Roby
EDA Executive Director



City of Le Sueur, MN

EDA Approval Report for January 26, 2026

By Fund

Post Dates 12/23/2025 - 1/26/2026

Account Number	Vendor Name	Description (Item)	Payable Number	Account Number	Amount
Fund: 380 - EDA GENERAL FUND					
Department: 46500 - ECONOMIC DEVELOPMENT ASSIST					
380-46500-304	FLAHERTY & HOOD P.A.	DECEMBER 2025 EDA LEGAL SE...	24367EDA	380-46500-304	3,150.00
380-46500-314	BOLTON & MENK	EDA LAND RESEARCH(2025)	0384486EDA	380-46500-314	210.00
380-46500-314	CEDA	CEDA STAFFING - 1Q 2026	INV0013198	380-46500-314	13,393.50
380-46500-437	THE WELL TREEHOUSE NETWO...	SMIF GRANT REIMBURSEMENT ...	INV0013189	380-46500-437	4,514.00
Department 46500 - ECONOMIC DEVELOPMENT ASSIST Total:					21,267.50
Fund 380 - EDA GENERAL FUND Total:					21,267.50
Grand Total:					21,267.50

Report Summary

Fund Summary

Fund	Payment Amount
380 - EDA GENERAL FUND	21,267.50
Grand Total:	21,267.50

Account Summary

Account Number	Account Name	Payment Amount
380-46500-304	LEGAL FEES	3,150.00
380-46500-314	CONSULTANTS	13,603.50
380-46500-437	MISCELLANEOUS EXPENSE	4,514.00
	Grand Total:	21,267.50

Project Account Summary

Project Account Key	Payment Amount
None	21,267.50
Grand Total:	21,267.50



City of Le Sueur, MN

Monthly Budget Report

Account Summary

For Fiscal: 2025 Period Ending: 12/31/2025

	December Budget	December Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget	
Fund: 380 - EDA GENERAL FUND										
Revenue										
380-3-31010	CURRENT AD VALOREM TAXES	4,940.71	0.00	-4,940.71	-100.00%	59,028.70	59,028.70	0.00	0.00%	59,028.70
380-8-34923	LAND RENTAL	2,008.80	0.00	-2,008.80	-100.00%	24,000.00	0.00	-24,000.00	-100.00%	24,000.00
380-8-36210	INTEREST EARNINGS	301.32	761.23	459.91	152.63%	3,600.00	5,947.13	2,347.13	65.20%	3,600.00
380-8-36214	INTEREST EARNINGS-LOANS RECEIVABLE	1,290.59	1,180.27	-110.32	-8.55%	15,418.00	15,226.08	-191.92	-1.24%	15,418.00
380-8-36250	MISC REFUNDS & REIMBURSEMENT	0.00	0.00	0.00	0.00%	0.00	8,825.00	8,825.00	0.00%	0.00
	Total Revenue:	8,541.42	1,941.50	-6,599.92	-77.27%	102,046.70	89,026.91	-13,019.79	-12.76%	102,046.70
Expense										
380-46500-201	OFFICE SUPPLIES	20.98	0.00	20.98	100.00%	250.00	256.25	-6.25	-2.50%	250.00
380-46500-207	TRAINING & INSTRUCTIONAL EXP	150.66	0.00	150.66	100.00%	1,800.00	114.80	1,685.20	93.62%	1,800.00
380-46500-304	LEGAL FEES	837.00	3,697.50	-2,860.50	-341.76%	10,000.00	12,177.50	-2,177.50	-21.78%	10,000.00
380-46500-314	CONSULTANTS	4,279.48	1,077.50	3,201.98	74.82%	51,128.70	62,160.00	-11,031.30	-21.58%	51,128.70
380-46500-331	TRAVEL EXPENSE	41.85	0.00	41.85	100.00%	500.00	0.00	500.00	100.00%	500.00
380-46500-433	DUES & SUBSCRIPTIONS	83.70	0.00	83.70	100.00%	1,000.00	0.00	1,000.00	100.00%	1,000.00
380-46500-437	MISCELLANEOUS EXPENSE	627.75	4,635.20	-4,007.45	-638.38%	7,500.00	9,550.39	-2,050.39	-27.34%	7,500.00
380-46500-457	FACADE PROGRAM	1,255.50	0.00	1,255.50	100.00%	15,000.00	0.00	15,000.00	100.00%	15,000.00
380-46500-523	REAL ESTATE TAXES	1,244.50	0.00	1,244.50	100.00%	14,868.00	16,656.00	-1,788.00	-12.03%	14,868.00
380-46500-724	TRANSFER TO OTHER FUNDS	0.00	0.00	0.00	0.00%	0.00	7,964.73	-7,964.73	0.00%	0.00
	Total Expense:	8,541.42	9,410.20	-868.78	-10.17%	102,046.70	108,879.67	-6,832.97	-6.70%	102,046.70
	Total Fund: 380 - EDA GENERAL FUND:	0.00	-7,468.70	-7,468.70		0.00	-19,852.76	-19,852.76		0.00
	Report Total:	0.00	-7,468.70	-7,468.70		0.00	-19,852.76	-19,852.76		0.00

Group Summary

Account Typ...	December Budget	December Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Fund: 380 - EDA GENERAL FUND									
Revenue	8,541.42	1,941.50	-6,599.92	-77.27%	102,046.70	89,026.91	-13,019.79	-12.76%	102,046.70
Expense	8,541.42	9,410.20	-868.78	-10.17%	102,046.70	108,879.67	-6,832.97	-6.70%	102,046.70
Total Fund: 380 - EDA GENERAL FUND:	0.00	-7,468.70	-7,468.70		0.00	-19,852.76	-19,852.76		0.00
Report Total:	0.00	-7,468.70	-7,468.70		0.00	-19,852.76	-19,852.76		0.00

Fund Summary

Fund	December Budget	December Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
380 - EDA GENERAL FUND	0.00	-7,468.70	-7,468.70		0.00	-19,852.76	-19,852.76		0.00
Report Total:	0.00	-7,468.70	-7,468.70		0.00	-19,852.76	-19,852.76		0.00



LE SUEUR ECONOMIC DEVELOPMENT AUTHORITY
REQUEST FOR ACTION

TO: Le Sueur EDA

FROM: Joe Roby, EDA Executive Director

SUBJECT: Revolving Loan Fund Application: Trustworthy Hardware

DATE: For the EDA Meeting of Monday, January 26th, 2026

PURPOSE

Review a Revolving Loan Fund (RLF) application submitted by Trustworthy Hardware.

SUMMARY

Staff received the enclosed Revolving Loan Fund application from the owners of Trustworthy Hardware. The EDA is asked to review the application along with the RLF program information and policy guidelines, and consider potential actions to take. While typically staff do a separate, in-depth review of all application materials prior to bringing a formal recommendation to the EDA Board, given the timing of the January EDA meeting and the uniqueness of the application, staff request that the Board discuss and provide additional direction to staff as appropriate.

ACTION REQUESTED

Staff recommend the EDA Board review the enclosed application and consider potential course(s) of action.

Le Sueur Economic Development Authority
REVOLVING LOAN FUND POLICY
Adopted March 26, 2018

POLICY PURPOSE

For the purposes of this document, the term “City” includes the Le Sueur City Council, staff, the Economic Development Authority, advisory boards and commissions, financial consultants and legal counsel.

The City recognizes the importance of establishing and maintaining relationships with our private sector business partners. The Revolving Loan Fund “RLF” is a financial tools that enables the City to provide opportunities and benefits for its businesses and residents. Incentives can take a variety of forms, including, but not limited to, cash, debt financing, tax and fee waivers, credits and rebates. The City provides economic development incentives in order to achieve its long-range vision of creating a diverse and sustainable economic base. A sustainable economic base is achieved in part through the creation and retention of quality, high paying jobs. A diverse and sustainable economy offers opportunity for improved quality of life for the residents of Le Sueur. Economic development projects may also achieve other worthwhile goals. For instance, some projects provide value to the community in the forms of infrastructure improvements, stabilization of business districts or neighborhoods, or concentration of selected industries.

This document sets forth the specific criteria the City uses to evaluate a request for a Business Subsidy. In adopting these criteria, it is the intent of the City to comply with Minnesota Statutes, Sections 116J.993-116J.995 as amended (the Act). The City hereby adopts the definitions contained in the Act for application of the criteria, and they are incorporated herein by reference. The City has adopted this policy and these criteria after a public hearing in accordance with the Act.

The City reserves the right to approve or reject projects on a case-by-case basis, taking into consideration established policies, project criteria, and demand on City services in relation to the potential benefits from the project. Meeting policy criteria does not guarantee the award of business assistance to the project. Approval or denial of one project is not intended to set precedent for approval or denial of another project.

The City can deviate from this policy for projects that supersede the objectives identified herein. Any applicant who is not in good standing with the City, in regards to licenses, fees or other specific charges, will not be considered for business subsidies.

The City may charge a fee for requests under this policy, and these fees will be adopted annually during the fee schedule review.

PROJECT ELIGIBILITY AND LOAN USES

The City recognizes the need to stimulate private sector investment in facilities and equipment in order to create/retain jobs for our residents and to upgrade facilities to maintain competitiveness and/or boost productivity. The established RLF provides affordable financing for business recruitment, retention and/or expansion of commercial and industrial businesses in order to maintain and enhance the economic viability within the City of Le Sueur.

The City will consider offering a business subsidy to assist private development projects that achieve one or more of the following objectives:

- To increase the City's tax base.
- To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits. Preference will be given to higher paying jobs that also provide benefits such as health care coverage.
- To encourage new head of household job creation paying at least \$16.00, exclusive of benefits. Jobs to be retained are not required to meet the above wage standard. After a public hearing, the City may establish wage goals for new jobs to be created that vary from the above standard, and take into account these additional factors;
 - The size of the business and its potential to create higher paying jobs in the future;
 - Local economic conditions;
- To support projects that provide value in the forms of needed transportation and other utility infrastructure improvements that would be completed in conjunction with the project.
- To encourage additional unsubsidized private development in the area, either directly or indirectly through "spin off" development.
- To facilitate the development process and to achieve development on sites which would not otherwise be developed but for the use of a business subsidy.
- To remove blight and/or encourage redevelopment of commercial and industrial areas that will result in high-quality redevelopment and private reinvestment.
- To offset increased costs of redevelopment (i.e. contaminated site clean-up) over and above the costs normally incurred in development.
- To create opportunities for affordable housing and/or a diversification of housing stock available within the community.
- To support a project that will improve the quality of life in the City by providing a desirable good or service and addressing an unmet demand in the community.
- To contribute to the implementation of other public policies, as adopted by the City from time to time, such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
- To support the retention and/or adaptive re-use of buildings of historical or architectural significance.
- To promote revitalization and redevelopment in the Main Street Corridor.
- Microenterprise loans that encourage entrepreneurship.

ECONOMIC DEVELOPMENT INCENTIVE PROGRAMS

Criteria for these programs are at the discretion of the governing body and may include additional policies and procedures.

- a. SAC/WAC Waivers*
- b. Façade Program*
- c. Property Sales and Acquisition*
- d. Rental Reimbursement*
- e. Commercial Rehabilitation and/or Demolition*

APPLICATION PROCESS

- a. The applicant will complete and submit the City's Application along with the required application fee (refer to the current year's adopted fee schedule). The application fee covers the City's outside legal counsel review and financial analysis costs. The applicant will also provide any additional information requested by the City. The applicant will be liable for any additional costs beyond the initial deposit. All materials submitted to the City in connection with an application shall become the property of the City and is subject to data privacy law.
- b. City staff or the City's agent shall review the application materials and make a preliminary recommendation to the City regarding the completeness of the application, whether the application meets the goals of this policy, and whether the application complies with the criteria established in the incentive program's policy.
- c. When necessary, Public Hearing Notices are published.
- d. In the event that the City concurs with the recommendation above, the City will consider the application during a public meeting. The City will grant final approval or denial of the proposal.
- e. Additional agreements and program requirements (including annual reporting) may be necessary depending on the form of business subsidy and/or the value of the award, as defined in Minnesota Business Subsidy Statute, Sections 116J.993-116J.995 as amended (the Act).

TO: Le Sueur EDA

FROM: Jack Wheeler

DATE: January 26, 2026

RE: Lunch N Learn Funds



STAFF REPORT

Background:

The EDA has been hosting monthly Lunch N Learn sessions on the 4th Wednesday of the month at 12:00. The attendance has been great, and the events have been well-received by the community. On average, the meal costs \$100, and the EDA had previously approved lunches through December 2025.

Next Steps:

I am requesting up to \$100 per month, until December 2026 for Lunch N Learn Lunches. I am requesting that unused funds can be carried over from previous months.

Recommended Action: It is recommended the EDA discuss and vote on this item.

TO: Le Sueur EDA
FROM: Jack Wheeler
DATE: January 26, 2026
RE: Staff Update



STAFF REPORT

EDAM Conference

- Jack attended the Economic Development Association of Minnesota's 2026 Winter Conference on January 22-23. Some notable sessions included 'Adventures in Business Incubation', 'Overcoming Barriers to Workforce Housing', and 'Building a Culture of Psychological Safety'. Additionally, Jack led a session on the Child Care House project completed in Mapleton.

Le Sueur Arts

- Meeting with their board on Monday, January 26th at 4:00pm. We will be discussing various grant opportunities made available by the MN State Arts Board.

Le Sueur Henderson High School

- LSH was awarded \$26,253.76 from the Cardiac Emergency Response Plan (CERP) Grant, made available by the MN Dept of Education. Funds will be used to purchase Automated External Defibrillators (AEDs), new walkie-talkies for staff members, and additional training supplies for staff.

Lunch N Learn

- Lunch N Learn this month will be led by Jedidiah

Brownfield Site

- Jack and Joe met with the MN Pollution Control Agency on 12/17 to discuss grant funds for Phase I and II environmental studies. Funding is available for brownfield site investigations as well as developing cleanup plans.

Future of the City Forum

- Jack and Jessee represented the EDA at the Future of the City forum on 12/10. Attendance was relatively light (rescheduled event, weather), but we received good feedback regarding the lunch n learns and the facebook page.