

**STEWARTVILLE
ECONOMIC DEVELOPMENT AUTHORITY &
HOUSING REDEVELOPMENT AUTHORITY**

Meeting of July 21, 2026

City Hall - 6:00pm

Minutes

A. Call to Order - Roll Call – Campbell called the meeting to order at 6:00 pm.

Board members Campbell, Buckmeier, Kuisle, Mayor King, Wright, and Councilperson Arndt were present. Finance Officer Grabau and Community Development Coordinator Gehling were also present.

B. Approval of Consent Agenda

Matters listed below in this “Consent Agenda” are considered to be routine for the EDA and shall be approved by one motion. If further discussion is desired regarding any item, it may be removed from the Consent Agenda for individual consideration.

- a. EDA April 21, 2026 Minutes
- b. EDA July 21, 2026 Agenda

Motion made by Mayor King, seconded by Kuisle to approve the consent agenda. Unanimously approved.

C. New Business

- a. Financial Update/Preliminary Budget - Grabau provided a financial update to the Board, including current-year expenditures and projected year-end financials. Grabau also presented the tentative 2027 budget. Board discussion took place regarding increasing funding for residential programming, as the program has been highly successful. The Board agreed to request an increase in programming funds from \$50,000 to \$100,000 for 2027.

Motion made by Buckmeier, seconded by Councilperson Arndt to request \$100,000 in residential programming funds for 2027. Unanimously approved.

- b. Revolving Loan Fund - Grabau updated the Board on the Revolving Loan Fund balance. Discussion took place regarding eligible uses of the funds, including gap financing for businesses and EDA programming. The Board discussed the possibility of allocating a portion of the Revolving Loan Fund annually toward programming, which would allow other EDA funds to be used for additional projects. Campbell directed Gehling to review previous community surveys to identify the community's goals and priorities. Gehling will present the findings to the Board to help generate ideas for future projects and guide discussion at upcoming meetings.

D. Old Business

- a. Commercial Exterior Beautification Program – Stewartville Area Chamber of Commerce – Gehling informed the Board that, through an electronic vote conducted on June 17, 2026, the Board unanimously approved the Stewartville Area Chamber of Commerce's Commercial Exterior Beautification Program application for a new digital sign.

Motion made by Mayor King, seconded by Kuisle to approve the application. Unanimously approved.

- b. 2026 Residential Exterior Beautification Program Update & Before/After Photos – Gehling presented before-and-after photos of the Residential Exterior Beautification Program projects that have been completed to date. The Board expressed how impressed they were with the completed projects and noted the significant visual improvements they have made throughout the community. Gehling also presented the total Residential and Commercial Exterior Beautification Program funds allocated to date for 2026, totaling \$87,727.01. These program funds have leveraged a total project investment of \$238,551.34, with the majority of the work being completed by local contractors, resulting in a significant investment back into the local economy.
- c. 2027 Residential Exterior Beautification Program Guidelines Review – Gehling presented the tentative 2027 Residential Exterior Beautification Program guidelines and reviewed the proposed changes with the Board. Gehling explained that the primary change would be moving from a first-come, first-served application process to an application window running from January 1, 2027, through March 31, 2027. Following the application period, all applications would be reviewed at one time to determine funding awards. Gehling also reviewed proposed program eligibility changes, noting that roof replacements or repairs, concrete repairs, tree removal, routine maintenance, interior improvements, and other projects not clearly visible from the public right-of-way would not be eligible for funding. Finally, Gehling explained that the updated guidelines clearly

state that applicants must submit a completed W-9 form, as reimbursement funds are considered taxable income and recipients will be issued a Form 1099.

Motion made by Wright, seconded by Kuisle to approve the 2027 Residential Exterior Beautification Program guidelines. Unanimously approved.

- d. Drone Videos for Industrial Park Marketing Materials – Gehling presented the new drone videos showcasing the City’s three industrial parks to the Board. The Board discussed the quality of the videos and noted how effectively they highlight recent projects that have been completed, as well as projects that are currently under construction.
- e. City Cup/Mug Project Discussion – Gehling explained that the High School Art Club was unable to provide a design for the City Cup project before the end of the school year. Discussion took place regarding whether to discontinue the project or pursue another option for developing a design. Campbell directed Gehling to explore alternative solutions, such as hosting a community design contest to generate designs for the project. Gehling will develop the contest guidelines and outline the requirements for submitted designs.
- f. Development Updates – Gehling provided a community and economic development update to the Board, highlighting several key developments that have occurred since the previous EDA meeting in April. Gehling provided updates on recent business and development activity, including Amazon becoming operational, continued coordination with United Therapeutics regarding future development opportunities, and recent discussions with an engineering firm regarding potential housing developments within the community. Discussion took place regarding the potential need for future City incentives to support housing development and whether existing program funding could be evaluated for alternative uses if needed. Gehling also updated the Board on potential downtown housing opportunities, including interest from a local property owner in developing additional apartment units. Additionally, Gehling reported that the City has received interest from multiple businesses regarding potential commercial and industrial development opportunities and will continue working with interested parties to support future growth.
- g. Community Updates – Gehling provided an update that the library has broken ground on its expansion project, noting that the community appears very excited about the project. Wright shared that Halcon recently hosted a golf tournament in the community and expressed how impressed they were with the golf course and staff. Campbell added that they recently held a Christmas party at the golf course and also had a positive experience.

Councilperson Arndt noted that the fall sports registration meeting is scheduled for next week. Campbell also provided an update that the Skatepark Sponsorship plaque has been installed. Mayor King informed the Board that Board member Lonien's father passed away over the weekend. Discussion took place regarding sending a flower or plant arrangement to Lonien on behalf of the EDA to express condolences.

Motion made by Buckmeier, seconded by Wright to approve spending up to \$150 for an arrangement for Lonien. Unanimously approved.

E. Adjourn 7:22 pm. – Motion made by Buckmeier, seconded by Mayor King to adjourn the meeting. Unanimously approved.

Respectfully submitted,

Adam Gehling, Community Development Coordinator