

**STEWARTVILLE
ECONOMIC DEVELOPMENT AUTHORITY &
HOUSING REDEVELOPMENT AUTHORITY
Meeting of October 20, 2026
HALCON - 6:00pm**

Minutes

A. Call to Order - Roll Call – Campbell called the meeting to order at 6:06 PM.

Board members Campbell, Kuisle, Wright, Councilperson Arndt, and Mayor King 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 September 15, 2026 Minutes
- b. EDA October 20, 2026 Agenda

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

C. Financial Update – N/A

D. New Business

- a. 2nd Ave NW and Rochester Medical Drive Letter of Support - Gehling informed the Board that the City of Stewartville is applying for funding through the MnDOT Local Road Improvement Program (LRIP) for the 2028 Capital Improvement project involving 2nd Avenue NW and Rochester Medical Drive NW. He explained that the project would address improvements to the roadway and surrounding infrastructure. Gehling noted that he has been working with businesses located along the roadways and other relevant organizations to obtain letters of support for the grant application. He asked Board members if the EDA would be willing to provide a letter of support for the application.

Motion made by Councilperson Arndt, seconded by Kuisle to approve a letter of support.
Unanimously approved.

- b. University of Minnesota Housing Study - Gehling updated the Board on the University of Minnesota housing study that the City of Stewartville is participating in. He explained that the study is focused on identifying housing opportunities and challenges within participating communities, with the goal of developing creative strategies to increase housing options and attract additional housing developers to Stewartville. Gehling informed the Board that the University of Minnesota team will conduct a site visit in Stewartville on November 16 from 2:00 to 5:00 PM. He noted that Board members will be invited to participate in the site visit and encouraged them to reserve the time on their calendars. Gehling explained that the Board will not be needed for the entire three-hour visit and that he will provide the Board with the specific time they should attend once the agenda is received.
- c. EDAM Conference Debrief - Gehling provided the Board with an overview of his experience attending the weeklong Basic Economic Development Course in Duluth. He explained that the course covered a variety of economic development topics, including business attraction and marketing, real estate development, development finance, small business development, workforce development, and strategic planning. Gehling stated that he gained valuable knowledge and felt the course was an excellent return on investment given the information and resources he gained. Gehling also shared that several Economic Development Authorities discussed during the course that they levy to their maximum capacity to generate additional funding for economic development activities. Gehling suggested that the Board consider exploring this option during next year's budget discussions.

Board discussion took place regarding the possibility of levying additional funds beyond the City's current budget allocation to establish a dedicated fund for larger economic development initiatives, such as housing, that could allow the EDA to make a more significant impact in the future. The Board discussed the importance of determining specific uses for the additional funds to ensure the levy could be justified to taxpayers. Further discussion will take place to identify priorities and determine how the funds would be allocated. The Board directed Gehling and Grabau to compile financial projections during the next budget cycle to determine the potential revenue that could be generated, taking into consideration the applicable levy limits.

E. Old Business

- a. 2027 EDA Workplan Rough Draft - Gehling presented the preliminary 2027 EDA Workplan, outlining the proposed focus areas and priorities for the upcoming year,

including housing, quality of life, research and planning, business assistance, workforce, networking, community engagement, marketing, and transportation. The item had been tabled at the previous meeting to allow the Board additional time for review.

Board discussion took place, and the Board expressed support for the workplan as presented. The Board acknowledged that the workplan establishes a foundation for the EDA's overall goals and priorities while allowing flexibility to address emerging needs and opportunities throughout the year. The Board directed Gehling to use the workplan as a guide while adjusting priorities as needed to address changing needs and opportunities.

Motion made by Wright, seconded by Campbell to approve the 2027 EDA Workplan.
Unanimously approved.

- b. Indoor Community Center - Councilperson Arndt informed the Board that the Indoor Community Center group met on October 14 to discuss the vision for the proposed complex, potential financing, location, partnerships, operational structure, revenue generation, and the potential role of the EDA in the process.

Board discussion took place regarding the EDA's support for the project and potential ways to assist, including making connections with potential donors, identifying grant opportunities, and providing resources during the early planning stages. The Board acknowledged that the project is still in the preliminary stages and that the EDA's involvement may evolve as the project progresses. Discussion also took place regarding the need to prioritize short-term community needs, including housing, while considering potential future support for the project. The Board will await further updates from the group before determining whether additional involvement or financial assistance, such as potential funding for architectural or design plans, would be appropriate.

- c. Community Updates – Gehling provided updates on ongoing development activities, noting that work on the new traffic signal continues to progress and that a traffic study is underway for a potential multifamily housing development. Gehling also shared that City staff has been working on several other potential development opportunities. Board discussion also took place regarding a newspaper advertisement indicating that Cabin Coffee is seeking to sell the business.

F. Adjourn 7:34 PM. – Motion made by Wright, seconded by Councilperson Arndt to adjourn the meeting. Unanimously approved.

Respectfully submitted,

Adam Gehling, Community Development Coordinator