STEWARTVILLE
ECONOMIC DEVELOPMENT AUTHORITY &
HOUSING REDEVELOPMENT AUTHORITY
Meeting of November 17, 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, Kuisle, Buckmeier, Lonien, Wright, Councilperson Arndt, and Mayor King were present. Finance Officer Grabau and Community Development Coordinator Gehling were also present. Guests in attendance included John Wade and Myrna Welter.

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 October 20, 2026 Minutes
b. EDA November 17, 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. RAEDI Membership – John Wade with Rochester Area Economic Development, Inc. (RAEDI) provided the Board with updates on RAEDI, with a focus on the Communities Council. Wade explained that the Communities Council is a collaborative partnership of smaller communities surrounding Rochester, including Stewartville, working together to strengthen, grow, and diversify the regional economy. Wade shared that Olmsted County recently contributed $20,000 to RAEDI, which will go directly toward the Communities Council to support marketing efforts aimed at attracting additional development to the surrounding communities. Wade also highlighted RAEDI's recently updated website,

noting that it does a better job of marketing and showcasing communities such as Stewartville.

Board discussion took place regarding the importance of Stewartville's continued involvement with RAEDI. The Board thanked Wade for his work and contributions to the region and expressed a strong desire to maintain the City's membership in RAEDI for 2027.

Motion made by Mayor King, seconded by Buckmeier to renew the City's $5,000 membership with RAEDI for 2027. Unanimously approved.

b. New Business Welcome & Grand Opening Program - Myrna Welter, representing the Stewartville Area Chamber of Commerce, provided the Board with an overview of businesses that were offered the Grand Opening Program, including those that participated and those that declined. Gehling and Welter explained that they would like to establish clearer program guidelines moving forward to provide consistency and eliminate uncertainty regarding which businesses are eligible.

   Board discussion took place regarding the types of events eligible for the program, including new business grand openings, ownership change grand openings, and anniversary milestone ribbon cuttings. The Board agreed that the program will be offered for new business grand openings and ownership change grand openings but will no longer be offered for anniversary milestone ribbon cuttings.

   The Board also agreed to allow businesses that produce their own food or beverages to receive reimbursement for serving their products at grand opening events. Businesses that do not produce their own food or beverages must continue to purchase those items from other Stewartville businesses to be eligible for reimbursement.

Motion made by Lonien, seconded by Wright to approve the updated Grand Opening Program guidelines, limiting eligibility to new business grand openings and ownership changes, and allowing businesses to receive reimbursement for serving their own products if they produce their own food or beverages as part of their business. Businesses that do not produce their own food or beverages must purchase them from another Stewartville business to qualify for reimbursement. Unanimously approved.

c. Board Memberships & Terms – Gehling informed the Board that Wright and Campbell's terms are up for renewal, but both have indicated that they will not be seeking reappointment. The Board thanked Wright and Campbell for their time, dedication, and contributions to the community during their service on the Board. Gehling noted that two

Board seats will need to be filled and that no other Board members are up for renewal until 2028. Gehling also reminded the Board that officer elections for Chair, Vice Chair, and Treasurer will take place at the January meeting.

d. 2027 Residential Exterior Beautification Program Marketing - Gehling explained that the previous year, the EDA mailed letters to all eligible households regarding the Residential Exterior Beautification Program. Gehling noted that the program has become increasingly competitive and that community awareness of the program has grown. Gehling asked the Board whether they would prefer to continue mailing individual letters to eligible households or limit future marketing efforts to social media, the City website, and the Stewartville Star.

   Board discussion took place regarding the continued use of targeted mailers. Although the program has become more widely known, the Board felt that directly notifying eligible households would help ensure those residents are aware of the opportunity while reducing confusion among other community members about program eligibility. The Board also recommended including language in the letter notifying residents of changes to the program guidelines and encouraging them to verify that their proposed projects remain eligible in 2027.

Motion made by Mayor King, seconded by Kuisle to direct Gehling to send mailers to eligible households for the Residential Exterior Beautification Program. Unanimously approved.

e. 2027 Commercial Exterior Beautification Program - Gehling presented the 2027 Commercial Exterior Beautification Program guidelines and noted that no major changes were made, aside from clarifying that a W-9 must be on file prior to receiving reimbursement. Board discussion took place regarding the program and proposed guidelines.

Motion made by Buckmeier, seconded by Kuisle to approve the Commercial Exterior Beautification Program. Unanimously approved.

f. 2027 Accessibility Home Improvement Program - Gehling presented the 2027 Accessibility Home Improvement Program guidelines and noted that no major changes were made, aside from clarifying that a W-9 must be on file prior to receiving reimbursement. Board discussion took place regarding the program and proposed guidelines.

Motion made by Lonien, seconded by Councilperson Arndt to approve the Accessibility Home Improvement Program. Unanimously approved.

E. Old Business

a. 2026 Exterior Beautification Program Completed Projects – Gehling presented an overview of all Residential and Commercial Exterior Beautification projects completed to date. Gehling noted that the only remaining project is the Chamber sign, which is still scheduled for completion by the end of the year.

b. University of Minnesota Housing Study - Gehling provided an update on the University of Minnesota Housing Study Site Visit held on November 16. Gehling explained that the visit included a tour of Stewartville to showcase existing housing, planned future housing developments, and current housing constraints. Following the tour, additional discussions took place at the Civic Center. Gehling noted that the UMN team will ultimately provide the City with a list of potential strategies and recommendations for addressing housing needs, allowing the City to review the options and determine which, if any, it would like to pursue.

c. Indoor Community Center – Lonien provided the Board with updates on recent discussions regarding the proposed indoor community center. Lonien explained that the next step will be to meet with Gehling and other City staff to discuss potential City ownership and operational responsibilities for the proposed facility after it is built. Lonien emphasized that establishing an agreement on these matters will be critical before beginning discussions with potential project funders. Mayor King noted that he would reach out to the City Engineer to see if she could assist with developing a preliminary cost estimate for a project of this size as an in-kind contribution to the effort.

d. Community Updates - Mayor King congratulated the Stewartville Volleyball team on its third-place finish at the State Tournament and recognized Nolan Schatz for placing 37th at the State Cross Country Meet. Mayor King also wished everyone a happy holiday season. Councilperson Arndt noted that the Girls Basketball season has begun. Gehling provided updates on Park Board activities and other City developments currently in progress.

F. Adjourn 7:36 PM. – Motion made by Wright, seconded by Campbell to adjourn the meeting. Unanimously approved.

Respectfully submitted,

Adam Gehling, Community Development Coordinator