

EDA Regular Meeting Agenda Monday, February 23, 2026, 5:15 P.M. Le Sueur Fire Hall

Chair: Jesse Wenisch

EDA Members:

Marvin Sullivan
Nic Williams
Newell Krogmann
Scott Schlueter
Robert Broeder



Address:

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1. Call To Order
2. Approval of Agenda
3. Approval of Minutes
4. Approve Disbursements through February 23, 2026
5. Accept Monthly Financial Report through January 31, 2026
6. Old Business
 - a. Executive Director Update
7. New Business
 - a. Pursuit to Minn. Stat. § 13D.05, subd. 3 (c), the EDA will hold a Closed Meeting to consider offers for the sale of real property.
8. Staff Update
9. Adjournment



ECONOMIC DEVELOPMENT AUTHORITY
Special Meeting Minutes
Thursday, February 5th, 2026, 11:00a

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

Members Absent: n/a

Others Present: EDA Specialist Jack Wheeler, City Zoning Administrator & Building Official Justin Nielsen, EDA Executive Director Joe Roby

Item 1. Call to Order

Meeting called to order at 11:00a by President Wenisch.

Item 2. Approval of Agenda

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

Item 3. Old Business

- a. Purchase Agreement Updates / Closing Preparations:
 - i. Kingsway-Adjacent Vacant Land
 1. Board discussed status of Due Diligence and preparations for Closing. Staff and EDA Attorney will proceed to Closing.
 - ii. Park Elementary
 1. Board discussed Phase I Environmental Site Assessment (ESA), grant applications (MPCA and EPA), and historic register status. MPCA grant will be awarded in March; EPA in June. Braun has provided proposal for Phase II ESA and hazard assessment; MPCA grant would cover both. Per consensus, EDA elected to hold off on consideration of Braun proposal until MPCA grants are awarded. Will proceed to Closing on property.

Item 4. Adjournment

Motion by Schlueter, seconded by Williams, to adjourn the meeting.
Voting in favor: Wenisch, Williams, Schlueter, Sullivan, Krogmann, Broeder
Voting against: None
Motion carried. Meeting adjourned at 11:41a.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J Roby". The signature is fluid and cursive, with the first letter of the first name being a large, stylized "J".

Joe Roby
EDA Executive Director



ECONOMIC DEVELOPMENT AUTHORITY
Regular Meeting Minutes
Monday, January 26th, 2026, 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 5:15p by President Wenisch.

Item 2. Oath of Office: Krogmann & Williams

President Wenisch administered the Oath of Office to Newell Krogmann (term ending 12/31/2031) and Nic Williams (term ending 12/31/2031).

Item 3. Election of 2026 Officers

Motion by Sullivan, seconded by Broeder, to appoint Jesse Wenisch as President for 2026.
Voting in favor: Wenisch, Williams, Schlueter, Sullivan, Krogmann, Broeder
Voting against: None
Motion carried.

Motion by Williams, seconded by Broeder, to appoint Newell Krogmann as Vice President for 2026.
Voting in favor: Wenisch, Williams, Schlueter, Sullivan, Krogmann, Broeder
Voting against: None
Motion carried.

Item 4. Approval of Agenda

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

Item 5. Approval of Minutes

Motion by Sullivan, seconded by Williams, to approve minutes from the December 22, 2025 Regular Meeting.
Voting in favor: Wenisch, Williams, Schlueter, Sullivan, Krogmann, Broeder

Voting against: None
Motion carried.

Item 6. Disbursements

Motion by Krogmann, seconded by Sullivan, to approve EDA disbursements through January 26, 2026.

Voting in favor: Wenisch, Williams, Schlueter, Sullivan, Krogmann, Broeder
Voting against: None
Motion carried.

Item 7. Accept Monthly Financial Report

Motion by Krogmann, seconded by Schlueter, to accept the Monthly Financial Report through December 31, 2025.

Voting in favor: Wenisch, Williams, Schlueter, Sullivan, Krogmann, Broeder
Voting against: None
Motion carried.

Item 8. Old Business

a. Executive Director Update

- i. Mr. Roby provided an update on the acquisition of the former Park Elementary School and the vacant property adjacent to Kingsway Drive. Due Diligence period for both purchases expires in early February 2026. Thirty days following closure of Due Diligence is deadline for Closing. Awaiting demolition estimate for Park Elementary building.

Item 9. New Business

a. Revolving Loan Fund Application – Trustworthy Hardware

- i. EDA discussed application for RLF funding. Owner, Dale Winters, was present to answer questions.

Motion by Broeder, seconded by Sullivan, to direct staff to draft a letter to the current loan holder – the Carl and Judy Williams family – expressing the EDA’s interest in providing financing, and to begin underwriting due diligence.

Voting in favor: Wenisch, Williams, Schlueter, Sullivan, Krogmann, Broeder
Voting against: None
Motion carried.

Motion by Broeder, seconded by Krogmann, to direct staff to work with board members Williams and Schlueter in re-drafting the current RLF policy and procedure.

Voting in favor: Wenisch, Williams, Schlueter, Sullivan, Krogmann, Broeder
Voting against: None
Motion carried.

b. Lunch ‘N’ Learn Funding Request

- i. Mr. Wheeler presented a request to fund catering for the 2026 Lunch ‘N’ Learn

series, hosted by the EDA once per month.

Motion by Sullivan, seconded by Williams, to allocate \$100.00 per month toward catering meals for the 2026 Lunch 'N' Learn sessions, with a total of \$1,200.00 allocated for the year, allowing for month-to-month rollover of unspent dollars.

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

Voting against: None

Motion carried.

Item 10. Staff Update

- a. Mr. Wheeler shared an update on his participation in the EDAM 2026 Winter Conference, his work with the Le Sueur Arts group, a grant for AEDs and emergency communication equipment awarded to LSH, pursuit of grants in support of the Park Elementary site redevelopment, and the January Lunch 'N' Learn.

Item 11. Adjournment

Motion by Broeder, seconded by Williams, to adjourn the meeting.

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

Voting against: None

Motion carried. Meeting adjourned at 6:08p.

Respectfully submitted,



Joe Roby
EDA Executive Director



City of Le Sueur, MN

EDA Approval Report for February 23, 2026

By Fund

Post Dates 1/27/2026 - 2/23/2026

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.	JAN 2026 LEGAL - PARK ELEME...	24453EDA	380-46500-304	55.00
380-46500-314	BOLTON & MENK	PARK ELEMENTARY SURVEY/TIT...	0387031	380-46500-314	220.00
380-46500-314	BOLTON & MENK	EDA LAND RESEARCH	0387071	380-46500-314	2,771.50
380-46500-437	THE BAR	JANUARY 2026 EDA LUNCH N L...	INV0013238	380-46500-437	88.00
Department 46500 - ECONOMIC DEVELOPMENT ASSIST Total:					3,134.50
Fund 380 - EDA GENERAL FUND Total:					3,134.50
Grand Total:					3,134.50

Report Summary

Fund Summary

Fund	Payment Amount
380 - EDA GENERAL FUND	3,134.50
Grand Total:	3,134.50

Account Summary

Account Number	Account Name	Payment Amount
380-46500-304	LEGAL FEES	55.00
380-46500-314	CONSULTANTS	2,991.50
380-46500-437	MISCELLANEOUS EXPENSE	88.00
	Grand Total:	3,134.50

Project Account Summary

Project Account Key	Payment Amount
None	3,134.50
Grand Total:	3,134.50



City of Le Sueur, MN

Monthly Budget Report

Account Summary

For Fiscal: 2026 Period Ending: 01/31/2026

	January Budget	January 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	5,272.58	0.00	-5,272.58	-100.00%	5,272.58	0.00	-5,272.58	-100.00%	63,296.30
380-8-36210	INTEREST EARNINGS	274.89	690.80	415.91	151.30%	274.89	690.80	415.91	151.30%	3,300.00
380-8-36214	INTEREST EARNINGS-LOANS RECEIVABLE	1,089.48	1,163.99	74.51	6.84%	1,089.48	1,163.99	74.51	6.84%	13,079.00
	Total Revenue:	6,636.95	1,854.79	-4,782.16	-72.05%	6,636.95	1,854.79	-4,782.16	-72.05%	79,675.30
Expense										
380-46500-201	OFFICE SUPPLIES	20.82	0.00	20.82	100.00%	20.82	0.00	20.82	100.00%	250.00
380-46500-207	TRAINING & INSTRUCTIONAL EXP	149.94	0.00	149.94	100.00%	149.94	0.00	149.94	100.00%	1,800.00
380-46500-304	LEGAL FEES	416.50	0.00	416.50	100.00%	416.50	0.00	416.50	100.00%	5,000.00
380-46500-314	CONSULTANTS	4,675.23	13,393.50	-8,718.27	-186.48%	4,675.23	13,393.50	-8,718.27	-186.48%	56,125.30
380-46500-331	TRAVEL EXPENSE	41.65	0.00	41.65	100.00%	41.65	0.00	41.65	100.00%	500.00
380-46500-433	DUES & SUBSCRIPTIONS	83.30	0.00	83.30	100.00%	83.30	0.00	83.30	100.00%	1,000.00
380-46500-437	MISCELLANEOUS EXPENSE	416.50	0.00	416.50	100.00%	416.50	0.00	416.50	100.00%	5,000.00
380-46500-457	FACADE PROGRAM	833.00	0.00	833.00	100.00%	833.00	0.00	833.00	100.00%	10,000.00
	Total Expense:	6,636.94	13,393.50	-6,756.56	-101.80%	6,636.94	13,393.50	-6,756.56	-101.80%	79,675.30
	Total Fund: 380 - EDA GENERAL FUND:	0.01	-11,538.71	-11,538.72		0.01	-11,538.71	-11,538.72		0.00
	Report Total:	0.01	-11,538.71	-11,538.72		0.01	-11,538.71	-11,538.72		0.00

Group Summary

Account Typ...	January Budget	January Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Fund: 380 - EDA GENERAL FUND									
Revenue	6,636.95	1,854.79	-4,782.16	-72.05%	6,636.95	1,854.79	-4,782.16	-72.05%	79,675.30
Expense	6,636.94	13,393.50	-6,756.56	-101.80%	6,636.94	13,393.50	-6,756.56	-101.80%	79,675.30
Total Fund: 380 - EDA GENERAL FUND:	0.01	-11,538.71	-11,538.72		0.01	-11,538.71	-11,538.72		0.00
Report Total:	0.01	-11,538.71	-11,538.72		0.01	-11,538.71	-11,538.72		0.00

Fund Summary

Fund	January Budget	January Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
380 - EDA GENERAL FUND	0.01	-11,538.71	-11,538.72		0.01	-11,538.71	-11,538.72		0.00
Report Total:	0.01	-11,538.71	-11,538.72		0.01	-11,538.71	-11,538.72		0.00

TO: Le Sueur EDA
FROM: Jack Wheeler
DATE: February 20, 2026
RE: Staff Update



STAFF REPORT

Chamber

- The chamber met for the second time amidst their new vision. This session had Brigid Tuck lead the group through conversation. They discussed the events that worked well under the chamber umbrella, and which did not. They also wanted to ask the EDA to see if we would be willing to host the Business Expo this year. It usually falls on the first weekend of April, but this year it would have to be pushed back.
- Next chamber meeting is on Thursday, March 19th and the topic will be Preserve, Change, Create.

Le Sueur Henderson High School

- Zepole Supply Co visited the school on Friday February 20th to look at our FACS classroom and recommend rendering/equipment design. The recommendation included the purchasing of a convection oven and
- Jack took 24 students on the Local Tour of Manufacturing! We visited Michael Foods, Hometown BioEnergy, and JW Cabinets. The students had a great time interacting with the technicians and learned a lot. Pictures posted on our EDA page.

Lunch N Learn

- This months Lunch N Learn has been moved to the library due to the PD moving into the chamber space. We will be having Marcia Hayley from the Southern Minnesota Initiative Foundation speak about the marketing, loan, and other business support services provided by SMIF.

Park Elementary Brownfield Site

- Application for Phase II environmental study has been submitted to the MN Pollution Control Agency. An additional opportunity through DEED has opened up – the Contamination Cleanup and RAP Development Program, which is an additional funding opportunity that can fund cleanup plans.

Business Visit

- Jack met with Esther Yunkin from the Chiropractic Center downtown. I will be continuing to meet with businesses, and they can sign-up for a free meeting with me on our website and FB page. Businesses who participate will receive a free marketing video or flier.