

CITY OF CHATFIELD ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
City Council Chambers - 21 SE Second Street, Chatfield, MN 55923
October 27, 2025, 4:30 P.M.

Notice is hereby given that some members may be participating in the meeting by interactive technology.

1. Call to Order
2. Approval / Acceptance / Statutory
 - A. [9.22.25 Meeting Minutes](#)
Motion to approve as presented
 - B. [Monthly Revolving Loan Fund](#)
Review monthly report as presented.
 - C. [Chatfield Center for the Arts](#)
Review of Monthly Report
 - D. [Chatfield Alliance Report](#)
Review as presented
3. Business
 - A. [Mural Painting for the City of Chatfield](#)
 - B. [Directors Report](#)
4. Next Meeting- November 24, 2025 @4:30pm
5. Adjourn



ECONOMIC DEVELOPMENT AUTHORITY MEETING STAFF REPORT

Meeting Date: October 27, 2025

Agenda Item: 9.22.25 Meeting Minutes

Subject | Summary:

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion: Motion to approve as presented

Community Engagement and Outreach:

FISCAL IMPACT:

Amount:

Ongoing Cost :

One-Time Cost :

Included in Current Budget?:

FISCAL DETAILS:

Fund Name(s) (Operations | Capital):

Account Code:

Background:

Attachments:

[EDA Meeting Minutes 9.22.25.pdf](#)

**City of Chatfield Economic Development Authority
9/22/25 @ 4:30pm Meeting Minutes**

Members Present: Mike Urban, Michael Tuohy, Sue Keefe, Mark Ryneerson,

Members Absent: Luke Isensee, Paul Novotny, Teresa Marzolf

Others Present: Alison Bentley, Community Development Director

- I. With a quorum present, the meeting was called to order by Michael Tuohy at 4:32pm
- II. The Board viewed the minutes of the 7/28/25, meeting. Motion to approve minutes by Keefe, second by Ryneerson. The motion carried unanimously.
- III. Review of the Monthly Revolving Loan Report with a balance of \$209,571.80.
- IV. Chatfield Center for the Arts report was from the August meeting that was cancelled. No report was given for the September meeting.
 - A. Board discussed the need to have someone present at the meeting either the Ex. Director, President, or a board member to be able to ask questions and hold a dialogue.
 - B. Questions to follow up on: Is the elevator up and running? Rental Rates? Board Openings
- V. Bentley presented the Chatfield Alliance report as written
- VI. Transfer of TIF district from Cabin Coffee to Peddle Tea & Coffee was presented. Motion to approve the transfer by Urban, second by Keefe. The motion carried unanimously.
- VII. EDA Gala
 - A. Bentley spoke on the planning of the 2025 EDA Gala and sought feedback on the historical perspective from the board on previous galas.
 - B. Could we look at creating an event before a CCA event and look into getting tickets to a show.
 - i. Chosen Bean Listening Rooms Series: November 15- Dan Rodriguez
 - ii. Discussion around holding an event around 5:00pm and then offering tickets to a show at 7:00pm
 1. Bentley will look into if that date is available and ticket prices.
 2. Otherwise we will look at what can be offered in 2026
- VIII. Motion to adjourn the meeting by Keefe, with a second by Ryneerson. The motion carried unanimously. The meeting adjourned at 5:23pm.

Respectfully submitted by: Alison Bentley, Community Development Director



ECONOMIC DEVELOPMENT AUTHORITY MEETING STAFF REPORT

Meeting Date: October 27, 2025

Agenda Item: Monthly Revolving Loan Fund

Subject | Summary:

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion: Review monthly report as presented.

Community Engagement and Outreach:

FISCAL IMPACT:

Amount:

Ongoing Cost :

One-Time Cost :

Included in Current Budget?:

FISCAL DETAILS:

Fund Name(s) (Operations | Capital):

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Attachments:

[Monthly Revolving Loan Fund.pdf](#)

CHATFIELD EDA
REVOLVING LOAN FUND
Account Balances - Active Loans

matting Key:

7/22/2025												
NAME	DATE	LOAN AMOUNT	REPAID		ADJUST	LOAN BALANCE	LAST PAYMENT	PAID THROUGH	MONTHLY PAYMENT	FUND	P&I PAID	Loan Balace
Big Girl Stickers & Stems	8/20/2018	40,000.00	25,918.83	7,694.51	-	14,081.17	10/20/2025	10/20/2025	\$ 404.98	360	33,613.34	(6,386.66)
Broadwater Original	8/20/2019	55,500.00	30,360.42	10,584.66	-	27,839.58	10/20/2025	10/20/2025	\$ 561.91	360	40,945.08	(14,554.92)
Chatfield Dental Care, LLC & Rushing Enterprise	5/15/2024	100,000.00	7,638.93	-		92,361.07	10/20/2025	10/20/2025	\$ 879.63	360	7,638.93	(92,361.07)
Corner Cuts Salon	9/20/2017	25,353.50	18,969.36	5,159.50	-	6,384.14	10/20/2025	10/20/2025	\$ 256.69	360	24,128.86	(1,224.64)
Joy Ridge	3/20/2022	40,000.00	12,527.01	4,887.13	-	27,472.99	10/20/2025	10/20/2025	\$ 404.98	360	17,414.14	(22,585.86)
Peddle Tea & Coffee	8/26/2025	60,000.00	854.62	360.32		59,145.38	10/20/2025	10/20/2025	\$ 607.47	360	1,214.94	(58,785.06)
Topel Ice Cream Inc.	9/1/2024	7,600.00	748.72	328.58	-	6,851.28	10/20/2025	10/20/2025	\$ 76.95	360	1,077.30	(6,522.70)
TOTAL ACTIVE LOANS		328,453.50	97,017.88	29,014.71	-	234,135.62			3,192.61		126,032.59	(202,420.91)

(202,420.91)

TOTAL COMMERCIAL LOANS

Banyon Fund Acctg.		
360	118,668.34	
361	95,171.00	
	213,839.34	As of 09/22/2025



ECONOMIC DEVELOPMENT AUTHORITY MEETING STAFF REPORT

Meeting Date: October 27, 2025

Agenda Item: Chatfield Center for the Arts

Subject | Summary:

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion: Review of Monthly Report

Community Engagement and Outreach:

FISCAL IMPACT:

Amount:

Ongoing Cost :

One-Time Cost :

Included in Current Budget?:

FISCAL DETAILS:

Fund Name(s) (Operations | Capital):

Account Code:

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Attachments:



ECONOMIC DEVELOPMENT AUTHORITY MEETING STAFF REPORT

Meeting Date: October 27, 2025

Agenda Item: Chatfield Alliance Report

Subject | Summary:

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion: Review as presented

Community Engagement and Outreach:

FISCAL IMPACT:

Amount:

Ongoing Cost :

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[10.2025 EDA Report.pdf](#)

EDA Meeting Report 10.2025

Activities Report:

- Fall-Apalooza in collaboration with Family Fun Ag Day
 - Saturday, October 4
 - Over 300 people- best attended so far per Stacy Fritz
- Community Events
 - Light the Park- Saturday, November 29 at 7:00pm
 - Santa will be there to light the park and have kids drop off their letters.
- Trailers @ Magnum Parking Lot
 - Sips & Sugar- October 31
- Grant
 - Updating town Banners- \$1800
 - Farmers Market 2026- \$1000
- Collaboration
 - With Center for the Arts to give away 3 sets of (2) Free tickets to Backstage Nashville and Alliance purchased \$20 gift cards to Los Arcos
 - Had over 300 people enter the drawing
- YE4WD
 - Turkey Trot- November 27 at 8:30am
 - Groen Park- all proceeds go to the Chatfield Weekend Backpack Program
- Chillfest
 - February 7-8, 2025



ECONOMIC DEVELOPMENT AUTHORITY MEETING STAFF REPORT

Meeting Date: October 27, 2025

Agenda Item: Mural Painting for the City of Chatfield

Subject | Summary:

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion:

Community Engagement and Outreach:

FISCAL IMPACT:

Amount:

Ongoing Cost :

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ECONOMIC DEVELOPMENT AUTHORITY MEETING STAFF REPORT

Meeting Date: October 27, 2025

Agenda Item: Directors Report

Subject | Summary:

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion:

Community Engagement and Outreach:

FISCAL IMPACT:

Amount:

Ongoing Cost :

One-Time Cost :

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