

CITY OF CHATFIELD ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
City Council Chambers - 21 SE Second Street, Chatfield, MN 55923
April 27, 2026, 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. [2.23.26 Meeting Minutes](#)
Motion to approve.
 - B. [Monthly Revolving Loan Fund](#)
Review monthly report as presented.
 - C. [Chatfield Center for the Arts](#)
Review monthly report as presented.
 - D. [Chatfield Alliance Report](#)
Review monthly report as presented.
3. Other Business
 - A. [Directors Report](#)
4. Next Meeting- Tuesday, May 26, 2026 @ 4:30pm
5. Adjourn



ECONOMIC DEVELOPMENT AUTHORITY MEETING STAFF REPORT

Meeting Date: April 27, 2026

Agenda Item: 2.23.26 Meeting Minutes

Subject | Summary:

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion: Motion to approve.

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 2.23.26.pdf](#)

**City of Chatfield Economic Development Authority
2/23/26 @ 4:30pm Meeting Minutes**

Members Present: Sue Keefe, Mark Ryneearson, Luke Isensee, Teresa Marzolf, Mike Urban, Lauren Jensen

Members Absent: Paul Novotny

Others Present:

- I. With a quorum present, the meeting was called to order by Luke Isensee at 4:30 pm
- II. Election of Board Members, nomination for Luke Isensee as Chair was made by Urban with a second by Ryneearson. A nomination for Mark Ryneearson as Vice Chair was made by Keefe with a second by Isensee. The motions carried unanimously.
- III. The Board viewed the minutes of the 1.26.26 meeting. Motion to approve minutes by Keefe, second by Ryneearson. The motion carried unanimously.
- IV. Review of the Monthly Revolving Loan Report with a balance of \$221,841.03.
- V. CCA Report as written
- VI. Bentley presented the Chatfield Alliance report as written
- VII. Directors Report
 - A. Bentley noted that a subject line has been written on all meetings that we have the ability to send a Zoom link to board members if they are unable to attend in person. This needs to be known on Thursday, when the agenda is posted.
- VIII. Motion to adjourn the meeting by Keefe, with a second by Ryneearson. The motion carried unanimously. The meeting adjourned at 5:02pm.

Respectfully submitted by: Alison Bentley, Community Development Director



ECONOMIC DEVELOPMENT AUTHORITY MEETING STAFF REPORT

Meeting Date: April 27, 2026

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):

Account Code:

Background:

Attachments:

[RLF-April 2026.pdf](#)

**CHATFIELD EDA
REVOLVING LOAN FUND**
Account Balances - Active Loans

matting Key:

7/22/2025												
NAME	DATE	LOAN AMOUNT	REPAID PRINCIPLE	INTEREST	ADJUST	PRINCIPLE BALANCE	LAST PAYMENT	PAID THROUGH	MONTHLY PAYMENT	FUND	P&I PAID	LOAN END DATE
Big Girl Stickers & Stems	8/20/2018	40,000.00	28,085.57	7,957.65	-	11,914.43	4/20/2026	4/20/2026	\$ 404.98	360	36,043.22	11/20/2028
Broadwater Original	8/20/2019	55,500.00	33,513.12	11,114.16	-	24,686.88	4/20/2026	4/20/2026	\$ 561.91	360	44,627.28	11/20/2029
Chatfield Dental Care, LLC & Rushing Enterprise	5/15/2024	100,000.00	12,916.71	-		87,083.29	4/20/2026	4/20/2026	\$ 879.63	360	12,916.71	7/20/2034
Corner Cuts Salon	9/20/2017	25,353.50	20,393.82	5,275.18	-	4,959.68	4/20/2026	4/20/2026	\$ 256.69	360	25,669.00	12/20/2027
Joy Ridge	3/20/2022	40,000.00	14,424.42	5,419.60	-	25,575.58	4/20/2026	4/20/2026	\$ 404.98	360	19,844.02	3/20/2032
Peddle Tea & Coffee	8/26/2025	60,000.00	3,340.01	1,519.75		56,659.99	4/20/2026	4/20/2026	\$ 607.47	360	4,859.76	7/20/2034
Topel Ice Cream Inc.	9/1/2024	7,600.00	1,076.44	462.56	-	6,523.56	4/20/2026	4/20/2026	\$ 76.95	360	1,539.00	8/20/2034
TOTAL ACTIVE LOANS		328,453.50	113,750.10	31,748.89	-	217,403.40			3,192.61		145,498.99	(182,954.51)

TOTAL COMMERCIAL LOANS

Banyon Fund Acctg.

360	129,862.64
361	95,171.00
	225,033.64

as of 4/22/26



ECONOMIC DEVELOPMENT AUTHORITY MEETING STAFF REPORT

Meeting Date: April 27, 2026

Agenda Item: Chatfield Center for the Arts

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:

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Background:

Attachments:

[MEMORANDUM_April2026_CCA.pdf](#)

[2025 Annual report_version2.pdf](#)



CHATFIELD CENTER
FOR THE ARTS **MEMORANDUM**

To: Members of the Chatfield Economic Development Authority

From: Betsy Koehnen, Executive Director, Chatfield Center for the Arts

Date: April 2026

Subject: Monthly update

This memo serves to provide important updates regarding the Chatfield Center for the Arts.

Corporate sponsors:

Welcomed new sponsors:

BRONZE: Valley Design

SILVER: GP Truck Painting

School year 2025/2026 activities:

- 1) Partnered with school district to offer two trainings for staff specific to safety topics; 12/17 and 1/9
- 2) Hosted holiday concert; filled the house twice in one day, standing room only. 12/16/2025
Attendance: @1,300
- 3) Hosted Gopher showcase; 2/24
Attendance: @320
- 4) Hosted Spring Concert; 3/26
Attendance: @620
- 5) Spring Play on May 23-24

Community events:

Host free jam sessions once per month starting in September

Host Chosen Valley Community Foundation monthly board meetings

Host Wits' End Theatre board meetings

Hosted vendor market for 2026 Chillfest

Attendance: 1,100

Vendors: 42

Hosted Brain Health series with Age Friendly Chatfield, Community Education and Mayo Clinic

Attendance: 54 different attendees over the course of 3 sessions

Hosted bday parties, celebration of life, bridal shower

Hosted 3, 3 part series of painting classes; no charge

Attendance: on average 4 per session

Hosted weekly card club through collaboration with Community Education

Attendance: on average 5 weekly

Host yoga three times per week

FREE Backstage Nashville show, 4/18

Attendance: 336

Memorial Day concert; 5/25 with local VFW and school band; FREE

Lifelong Learning series:

Dodge County; Big Ag

Expenses underwritten by local family

Attendance: 10

Search for Amelia Airhart

Attendance: 10

Upcoming:

55 Alive series; 2 sessions with CARFIT (in CCA parking lot)

13,000 years of Adaptation

Art of Photographing Birds

Ghost Light Lounge

NEW in 2026, monthly silent reading club

Attendance: on average 6 per month

NEW in 2026; Artists in Residence; funded by a grant

Ravensfire 1st Thursday of the month

Attendance: on average 10 per month

NEW in 2026; Artists in Residence; funded by a grant

The Lonely Knees 2nd Thursday of the month

Attendance on April 9th 53 people

Upcoming shows:

4/25 Tennessee Stiffs (Full band)

5/7 Ravensfire in the Ghost Light Lounge; FREE

5/9 Deja Vu: A Celebration of Crosby, Stills, Nash and Young performed by Collective Unconscious

5/14 The Lonely Knees in the Ghost Light Lounge; FREE

5/15 The Elderly Brothers

5/16 Mary Cutrufello; Added after season announced

Our goal, as is yours, is to ensure a safe, comfortable, and up-to-date environment for everyone in and around the Chatfield Center for the Arts.

CHATFIELD CENTER FOR THE ARTS

2025 ANNUAL REPORT



CHATFIELD CENTER
FOR THE ARTS

OUR MISSION

To serve as a regional arts hub by fostering creative expression, social engagement and lifelong learning.

Letter from the Executive Director

Dear Friends of the Chatfield Center for the Arts,

As I reflect on the past year at the Chatfield Center for the Arts, I am filled with gratitude and pride for what we have accomplished together. This year reminded us that the arts are not just something we attend; they are something we share, something that strengthens connection, creativity, and community.

Because of your support, CCA continues to be a welcoming space where music fills the rooms, stories are told on stage, art is created and displayed, and people of all ages feel inspired and included. From concerts and theatre to classes, community gatherings, and collaborative partnerships, our building has been alive with energy and purpose.

This work would not be possible without our generous donors, dedicated volunteers, committed board members, talented artists, and loyal patrons. Your belief in CCA allows us to offer accessible programming, support artists, preserve this historic space, and expand opportunities for creative expression in Chatfield and the surrounding region.

The year brought both challenges and growth, and through it all, our mission remained clear: to encourage participation in the arts by offering programming that inspires creativity, self-confidence, and meaningful experiences. I am proud of how CCA continues to evolve while staying rooted in community values.

Thank you for being part of our story. Your continued support ensures that the Chatfield Center for the Arts remains a vibrant hub — not just for today, but for generations to come. I look forward to all that we will create together in the year ahead.

With sincere appreciation,

Betsy Koehnen

Executive Director

Chatfield Center for the Arts, Inc.

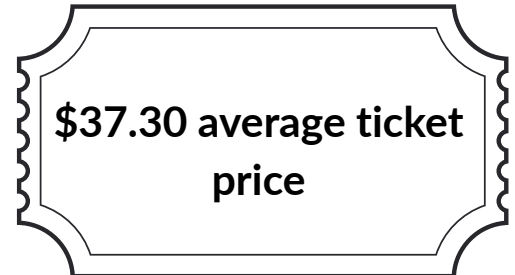
2025 Accomplishments



CHATFIELD CENTER
FOR THE ARTS

90%

of ticket sales came from
outside the 55923 ZIP
code



62 free concerts



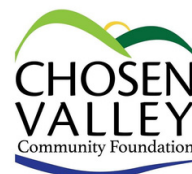
Donation
income
up 180%



BOARD OF DIRECTORS

Allan Dietz- President
Joel Young Immediate past President
Mike Mesick- Treasurer
Nicole Welch - Secretary
Allison Allen
Brian Baum
Pete Erickson
Chrls Happel
Luke Isensee
Jeremy Stevens
Russell Smith
Rachel Schieffelbein

SPONSORS

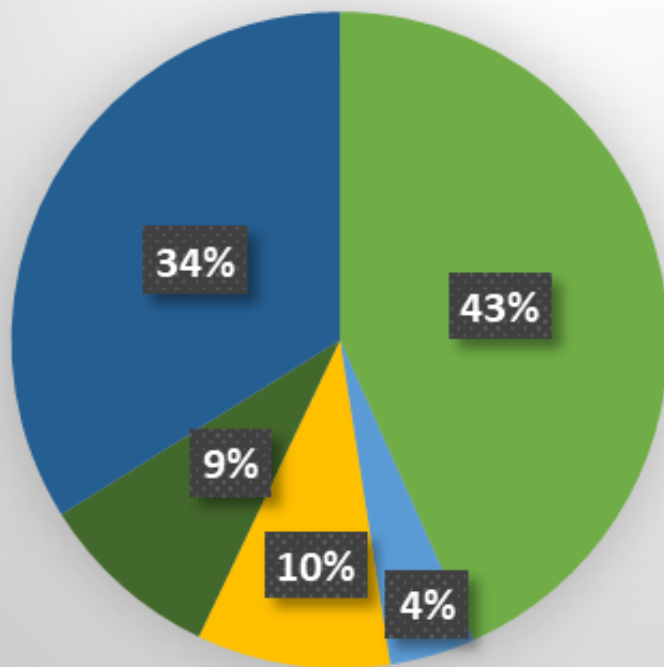


2025 Income & Expenses



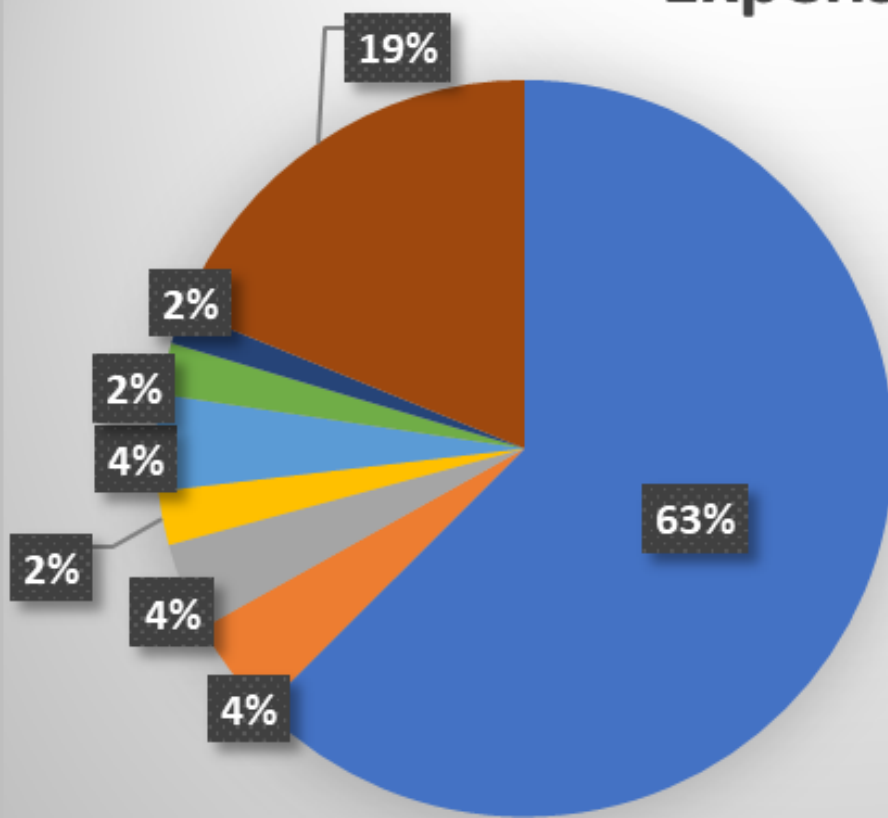
CHATFIELD CENTER
FOR THE ARTS

INCOME



- Event Ticket Sales
- Rent Income
- Concessions Sales
- Grant Income
- Donations

Expenses



- Event Expense
- Concession Expense
- Miscellaneous Expense
- Professional Fees
- Repairs & Maintenance
- Building Technology
- Workshops and Classes
- Payroll Expenses

Brief History

- 1858 the land housed Chatfield Academy
- 1865 the land housed the first grade school
- 1888 the land housed the first school building
- 1936 the auditorium was added
- 2010 school district deeds property to EDA
- 2011 old school building was demolished
- 2011 Chatfield Center for the Arts registers as a non-profit organization
- 2011 CCA hosts first national artist; Lorie Line
- 2014 MN legislature approves a grant of \$5,352,000 to further improve the potter center for the arts
- 2016 EDA contracts with CCA to manage programming; multi-year agreement
- 2016 City of Chatfield agrees to provide a monthly stipend to support the Chatfield Center for the Arts
- 2020 MN legislature approves a grant for \$8,700,000 to improve the Chatfield Center for the Arts
- 2023 Creation of the Producers Fund (anonymous donors) to financially support bringing more nationally recognized artists
- 2024 Producers Fund brings Colin Raye to CCA
- 2025 Producers Fund brings SOLD OUT Trampled by Turtles





ECONOMIC DEVELOPMENT AUTHORITY MEETING STAFF REPORT

Meeting Date: April 27, 2026

Agenda Item: Chatfield Alliance Report

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):

Account Code:

Background:

Attachments:

[4.2026 EDA Report- Chatfield Alliance.pdf](#)



EDA Meeting Report 4.2026

Activities Report:

- Chatfield Growers & Makers Market
 - Collaborating with the Chatfield Brass Band for Thursdays Music, Food & Market
 - Thursdays from May- October
 - Chatfield Alliance is coordinating the pre-music this year
 - The CCA is redirecting their time and resources toward developing a new, curated summer series designed to create larger, more engaging experiences for the community and to strengthen regional draw.
 - Community Meal
 - June 11- serving products from the market vendors (Hot dogs, Brats, dessert, music)
- Gambling Permit
 - Permit is approved and pull tabs/ etabs have been up and running during April at Los Arcos

MUSIC, FOOD & MARKET

THURSDAYS

MAY-
OCTOBER

3:00-6:00PM | GROWERS & MAKERS MARKET

4:30-7:30PM | FOOD TRUCK

4:00-6:00PM MUSIC- FOURTH STREET

7:00PM MUSIC- BAND SHELL-CITY PARK (JUNE & JULY)



PRESENTING PARTNERS:



2026 MUSIC, FOOD & MARKET IN CHATFIELD

3:00-6:00PM | GROWERS & MAKERS MARKET (MAY-OCTOBER)

4:30-7:30PM | FOOD TRUCK

4:00-6:00PM | MUSIC- FOURTH STREET/ 7:00 BAND SHELL- CITY PARK

JUNE 4

4:00 | RAVENSFIRE

FOOD TRUCK: HEIMSTEAD/SIPS N' SUGAR

JUNE 11

4:00 |

7:00 | CHATFIELD BRASS BAND

FOOD TRUCK: COMMUNITY MEAL-
CHATFIELD ALLIANCE

JUNE 18

4:00 | COLE ALLEN

7:00 | CHATFIELD BRASS BAND

FOOD TRUCK: THE GROVE EATS/
SIPS N' SUGAR

JUNE 25

4:00 | JEFF REINARTZ

7:00 | CHATFIELD BRASS BAND

FOOD TRUCK: HEIMSTEAD/ SIPS N' SUGAR

JULY 2

4:00 | RAVENSFIRE

7:00 | CHATFIELD BRASS BAND
- PATRIOTIC CONCERT

FOOD TRUCK: YO YO YUMMIES/
SIPS N' SUGAR

JULY 9

4:00 | NOMALALA

7:00 | CHATFIELD BRASS BAND

FOOD TRUCK: HEIMSTEAD/
SIPS N' SUGAR

JULY 16

4:00 | JEFF REINARTZ

7:00 | CHATFIELD BRASS BAND @
CHATFIELD CARE CENTER

FOOD TRUCK: PREGAMERS BBQ/
SIPS N' SUGAR

JULY 23

4:00 |

7:00 | CHATFIELD BRASS BAND

FOOD TRUCK: EL SAMURAI JAPANESE
TEPPANYAKI

JULY 30

4:00 | COLE ALLEN

FOOD TRUCK: HEIMSTEAD/
SIPS N' SUGAR



PRESENTING PARTNERS:



Meeting Date: April 27, 2026

Agenda Item: Directors Report

Subject | Summary:

- EDA Gala/Event for 2026
- What's next?
- CCA and City Hall Art Installation
- Energy Audit

Agenda Category:

Submitted By: Alison Bentley

Recommended Motion:

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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