



# AGENDA

## Economic Development Authority Meeting

8:00 AM - Tuesday, April 14, 2026  
City Hall Council Chambers

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	Page
1. ROLL CALL	
2. APPROVAL OF MINUTES	
2.1. EDA March 10, 2026 Minutes	3 - 6
Approve EDA March 10, 2026 Minutes <a href="#">Staff Report Economic Development Authority - 14 Apr 2026 - Pdf</a>	
3. PUBLIC HEARING	
3.1. 2026 PHA Annual Plan	7 - 20
Offer resolution closing the public hearing and approving the 2026 PHA Annual Plan for the Public Housing and Section 8 Housing Choice Voucher programs. <a href="#">Staff Report Economic Development Authority - 14 Apr 2026 - Pdf</a>	
4. EDA DIRECTOR'S ADMINISTRATIVE REPORT	
4.1. Administrative Activities March 2026	21 - 35
Accept the Economic Development Authority Administrative Activities for the month of March 2026. <a href="#">Staff Report Economic Development Authority - 14 Apr 2026 - Pdf</a>	
5. PUBLIC HOUSING PROGRAM	
5.1. Broadway Haus Interior Painting Project	36
Award bid for the Broadway Haus Interior Painting Project to Dietz Painting & Design in the amount of \$9,919.23. <a href="#">Staff Report Economic Development Authority - 14 Apr 2026 - Pdf</a>	
5.2. Broadway Haus Flooring Replacement Project	37
Award bid for the Broadway Haus Flooring Replacement Project to Rickway Carpet in the amount of \$49,475. <a href="#">Staff Report Economic Development Authority - 14 Apr 2026 - Pdf</a>	
5.3. Broadway Haus Parking Lot Repair Project	38
Award bid for the Broadway Haus Parking Lot Repair Project to MR Paving & Excavating in the amount of \$12,500. <a href="#">Staff Report Economic Development Authority - 14 Apr 2026 - Pdf</a>	
5.4. Family Unit Attic Insulation Project	39
Award bid for the Family Unit Insulation Project to Reichel Insulation in the	

amount of \$10,324.60.

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- 5.5. Family Unit Gutter Improvement Project 40

Award bid for the Family Unit Gutter Improvement Project to Southern MN Custom Gutters in the amount of \$6,950.

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- 5.6. EDA April 14, 2026 Claims List 41 - 42

Approve EDA April 14, 2026 Claims List.

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## 6. OTHER BUSINESS

- 6.1. Funding Request from New Ulm Public Schools 43 - 50

Approve funding in the amount of \$\_\_\_\_\_ to New Ulm Public Schools to assist with hiring a Career Technical Education Center Coordinator.

OR

Deny funding request.

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- 6.2. EDA Business Consultant Wendy Anderson 1st Quarter Report 51 - 53

Receive and order filed EDA Business Consultant Wendy Anderson 1st Quarter report 2026.

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- 6.3. Transfer funds from Commercial Rehab Loan Fund to Small Business Loan Fund 54 - 55

Offer the resolution to transfer \$15,000 from the Commercial Rehab Loan Fund (255) to the Small Business Loan Fund (256).

[Staff Report Economic Development Authority - 14 Apr 2026 - Pdf](#)

## 7. ECONOMIC DEVELOPMENT REPORT

- 7.1. Economic Development Activity Report 56 - 63

Accept Economic Development activity report for March 2026 activities.

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## 8. NEW ULM BUSINESS RESOURCE AND INNOVATION CENTER REPORT

- 8.1. New Ulm Business Resource and Innovation Center (NUBRIC) 1st Quarter Report 64 - 66

Receive and order filed the New Ulm Business Resource and Innovation Center (NUBRIC) 1st Quarter report 2026.

[Staff Report Economic Development Authority - 14 Apr 2026 - Pdf](#)

## 9. ADJOURNMENT

City of New Ulm  
**Request for Economic Development Authority Action**

<b>Meeting:</b>	Economic Development Authority - 14 Apr 2026	<b>Agenda Section:</b>	APPROVAL OF MINUTES
<b>Resolution:</b>	N/A	<b>Originating Department:</b>	Economic Dev Auth
		<b>Prepared By:</b>	Heather Bregel
<b>Attachments:</b>	1	<b>Presented By:</b>	Heather Bregel
<b>Item:</b>	EDA March 10, 2026 Minutes		

**Proposed Action:**

Approve EDA March 10, 2026 Minutes

**Board/Commission Recommendation:**

N/A

**Overview:**

N/A

**Primary Issues/Alternatives to Consider:**

N/A

**Budgetary/Fiscal Issues:**

N/A

**Attachments:**

[3-10-26 Minutes](#)



# MINUTES

## Economic Development Authority Meeting

8:00 AM - Tuesday, March 10, 2026  
City Hall Council Chambers

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The Economic Development Authority of the City of New Ulm was called to order on Tuesday, March 10, 2026, at 8:00 AM, in the City Hall Council Chambers, with the following members present:

**PRESENT:** Commissioner Dave Christian, Commissioner Mike Lieb, Resident Board Member Nicole Black, Secretary-Treasurer Andrea Boettger, Vice President Char Reinhart-Kalk and President Michelle Markgraf

**ABSENT:** Commissioner Lindsay Henn

**STAFF PRESENT:** Mayor Kathleen Backer, Assistant Secretary-Treasurer Nicole Jorgensen and Economic Development Director Heather Bregel

### 1 ROLL CALL

### 2 APPROVAL OF MINUTES

a) EDA February 10, 2026 Minutes

Dave Christian made a motion Approve EDA February 10, 2026 Minutes. Char Reinhart-Kalk seconded the motion. Carried unanimously.

### 3 EDA DIRECTOR'S ADMINISTRATIVE REPORT

a) Administrative Activities February 2026

Andrea Boettger made a motion Accept the Economic Development Authority Administrative Activities for the month of February 2026. Mike Lieb seconded the motion. Carried unanimously.

### 4 SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

a) Utility Allowance Schedules for Section 8 Housing Choice Voucher Program

Andrea Boettger made a motion Approve revised utility allowance schedules for the Section 8 Housing Choice Voucher Program effective May 1, 2026. Char Reinhart-Kalk seconded the motion. Carried unanimously.

## **5 PUBLIC HOUSING PROGRAM**

### **a) Broadway Haus Parking Lot Repair Project**

Dave Christian made a motion Approve Broadway Haus Parking Lot Repair Project and authorize staff to solicit bids and set bid opening date. Mike Lieb seconded the motion. Carried unanimously.

### **b) Broadway Haus Interior Improvement Project**

Char Reinhart-Kalk made a motion Approve Broadway Haus Interior Improvement Project and authorize staff to solicit bids and set bid opening date. Andrea Boettger seconded the motion. Carried unanimously.

### **c) Family Unit Improvement Project**

Mike Lieb made a motion Approve Family Unit Improvement Project and authorize staff to solicit bids and set bid opening date. Dave Christian seconded the motion. Carried unanimously.

### **d) EDA March 10, 2026 Claims List**

Dave Christian made a motion Approve EDA March 10, 2026 Claims List. Nicole Black seconded the motion. Carried unanimously.

## **6 ECONOMIC DEVELOPMENT AUTHORITY**

### **a) Draft Public Housing Agency Annual Plan for Fiscal Year 2026**

Char Reinhart-Kalk made a motion Receive the draft Public Housing Agency (PHA) Annual Plan for fiscal year 2026. Mike Lieb seconded the motion. Carried unanimously.

### **b) Commercial Rehabilitation Loan Program Revisions**

Andrea Boettger made a motion Accept the revised Commercial Rehabilitation Loan Program policy. Dave Christian seconded the motion. Carried unanimously.

### **c) Small Business Loan Program Revisions**

Dave Christian made a motion Accept the revised Small Business Loan Program policy. Mike Lieb seconded the motion. Carried unanimously.

## **7 ECONOMIC DEVELOPMENT REPORT**

### **a) Economic Development Activity Report**

Mike Lieb made a motion Accept Economic Development activity report for February 2026 activities. Dave Christian seconded the motion. Carried unanimously.

**8 ADJOURNMENT AT 8:26 A.M.**

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Andrea Boettger, Secretary-Treasurer

City of New Ulm  
**Request for Economic Development Authority Action**

<b>Meeting:</b>	Economic Development Authority - 14 Apr 2026	<b>Agenda Section:</b>	PUBLIC HEARING
<b>Resolution:</b>	Yes	<b>Originating Department:</b>	Economic Dev Auth
		<b>Prepared By:</b>	Heather Bregel
<b>Attachments:</b>	3	<b>Presented By:</b>	Heather Bregel
<b>Item:</b>	2026 PHA Annual Plan		

**Proposed Action:**

Offer resolution closing the public hearing and approving the 2026 PHA Annual Plan for the Public Housing and Section 8 Housing Choice Voucher programs.

**Board/Commission Recommendation:**

N/A

**Overview:**

The draft 2026 PHA Annual Plan was distributed to the EDA at the March 10, 2026 meeting. Section C.4. on HUD form 50075-SM will be completed after today's public hearing.

**Primary Issues/Alternatives to Consider:**

HUD regulations outline what is necessary to submit for the Five-Year and Annual Plans. For 2026, the components to be submitted include the following:

- 1) HUD 50075-SM, PHA Annual Plan
- 2) HUD 50077-CR, Civil Rights Certification
- 3) Comments from Resident Advisory Board Meetings

**Budgetary/Fiscal Issues:**

The Annual Plan submission is required in order to receive future funding for the Public Housing and Section 8 Housing Choice Voucher programs.

**Attachments:**

[HUD-50075-SM](#)

[HUD-50077-CR](#)

[Comments from RAB 2026](#)

<b>Streamlined Annual PHA Plan (Small PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 09/30/2027</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

**Applicability.** The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>
<b>A.1</b>	<p><b>PHA Name:</b> _____ <b>PHA Code:</b> _____</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): _____</p> <p><b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p><b>Number of Public Housing (PH) Units</b> _____ <b>Number of Housing Choice Vouchers (HCVs)</b> _____</p> <p><b>Total Combined</b> _____</p> <p><b>PHA Plan Submission Type:</b> <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Public Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p>

<input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)					
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

**B. Plan Elements Submitted with 5-Year PHA Plans.** Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).

**B.1 Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last **5-Year PHA Plan** submission?

Y N

Statement of Housing Needs and Strategy for Addressing Housing Needs.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

Financial Resources.

Rent Determination.

Homeownership Programs.

Substantial Deviation.

Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

**B.3 Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

<b>B.4</b>	<b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>Plan Elements Submitted All Other Years (Years 1-4).</b> Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.</p>	
<b>B.1</b>	<p><b>New Activities</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s applicable Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Choice Neighborhoods Grants.  <input type="checkbox"/> <input type="checkbox"/> Modernization or Development.  <input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.  <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.  <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.  <input type="checkbox"/> <input type="checkbox"/> Homeownership Program under Section 32, 9 or 8(Y)  <input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.  <input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.  <input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.</p>

(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.

(d) The PHA must submit its Deconcentration Policy for Field Office Review.

<b>B.2</b>	<b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
<b>C</b>	<b>Other Document or Certification Requirements for Annual Plan Submissions.</b> Required in all submission years.
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y    N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-CRT-SM, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

**C.4**

**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

(a) Did the public challenge any elements of the Plan?

Y    N  
  

(b) If yes, include Challenged Elements.

# Instructions for Preparation of Form HUD-50075-SM Annual Plan for Small PHAs

**A. PHA Information.** All PHAs must complete this section (24 CFR 903.4).

**A.1** Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or HCVs, PHA Plan Submission Type,** and the **Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan (24 CFR 903.23(e)).

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

**B. Plan Elements.** PHAs must complete this section during the years where the 5-Year Plan is also due (24 CFR 903.12).

**B.1 Revision of Existing PHA Plan Elements.** PHAs must: Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

**Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements (24 CFR 903.7(b)). Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists (24 CFR 903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing (24 CFR 903.7(b)).

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(e)).

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

**Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act (24 CFR 903.7(k) and 24 CFR 903.12(b)).

**Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the applicable Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

**Choice Neighborhoods Grants.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD’s website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

**Modernization or Development (Conventional & Mixed-Finance).** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and 2) A timetable for the submission of applications or proposals. The

application and approval process for modernization or development is a separate process. See 24 CFR part 905 and guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).

**Demolition and/or Disposition.** With respect to public housing only, describe (1) any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/centers/sac/demo\\_dispo/](https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/) and 24 CFR 903.7(h).

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) An analysis of the projects or buildings required to be converted; and (3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).

**Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

**Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

**Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3)).

**Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.7(s)(1)).

**B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

**B. Annual Plan Elements Submitted All Other Years (Years 1-4).** PHAs must complete this section during the years where the 5-Year Plan is also due (24 CFR 903.12).

**B.1 New Activities.** If the PHA intends to undertake any new activities related to these elements in the applicable Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

**Choice Neighborhoods Grants.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

**Modernization or Development (Conventional & Mixed-Finance).** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and 2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. See 24 CFR part 905 and guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).

**Demolition and/or Disposition.** With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/centers/sac/demo\\_dispo/](https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/) and 24 CFR 903.7(h).

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) An

analysis of the projects or buildings required to be converted; and (3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).

**Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

**Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

**Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

**Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

**B.2 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

### C. Other Document and/or Certification Requirements.

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

**C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR 903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 2.67 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.



## Comments of Resident Advisory Board Meetings 2026

### Broadway Haus RAB

The Authority designated the Broadway Haus Tenant's Council as the RAB for the Broadway Haus Apartments. The RAB met on Tuesday, March 3, 2025, from 10:00 a.m. to 10:30 a.m. in the Community Room at the Broadway Haus Apartments. All residents were notified of the meeting. 12 residents were present. Copies of the Plan were distributed to those in attendance. The Plan and supporting documentation will be available in the office. There was a brief discussion on the proposed Plan.

### Comments from the Broadway Haus RAB

- Per HUD instruction, CFP plans for 2026 were discussed with tenants. Plans for capital fund projects include common area flooring replacement, common area painting, and seal coating the parking lot.
- The tenants expressed interest in replacing the common area carpet with a hard surface flooring to reduce allergy issues associated with carpet.

### Family Units RAB

Meeting scheduled for March 3, 2026, at 3:30 p.m. in the City Hall Housing Office. All residents were notified of the scheduled meeting. No one attended the meeting.

- Plans for capital fund projects include gutter downspout and extension replacement and additional attic insulation.
- No changes or revisions to the plan were made.

### Section 8 Housing Choice Voucher (HCV) Meeting

Meeting scheduled for March 3, 2026, at 4:00 p.m. in the City Hall Housing Office. All participants were notified of the scheduled meeting. No one attended the meeting.

- No changes or revisions to the plan were made.

City of New Ulm  
**Request for Economic Development Authority Action**

<b>Meeting:</b>	Economic Development Authority - 14 Apr 2026	<b>Agenda Section:</b>	EDA DIRECTOR'S ADMINISTRATIVE REPORT
<b>Resolution:</b>	N/A	<b>Originating Department:</b>	Economic Dev Auth
		<b>Prepared By:</b>	Heather Bregel
<b>Attachments:</b>	1	<b>Presented By:</b>	Heather Bregel
<b>Item:</b>	Administrative Activities March 2026		

**Proposed Action:**

Accept the Economic Development Authority Administrative Activities for the month of March 2026.

**Board/Commission Recommendation:**

N/A

**Overview:**

Section 8

- Note 138 Vouchers for the month of March. Housing Assistance Payments (HAP) payments to landlords exceeded disbursement from HUD by \$4,481 for the month. Monthly HUD Administrative Fee (AF) program disbursements exceeded expenses by \$1,257 for the month.
- Note HAP and AF unaudited balances as of March 31, 2026.
- Note 137 Vouchers as of April 1st and Waiting List of 48.

Public Housing

- Note monthly and year-to-date program activity. As of March 31, 2026, program expenditures have exceeded revenues by \$11,732. Note cash assets summary.
- Broadway Haus is fully leased with 98 on the Waiting List.
- Family Units have one HUD approved vacancy with 35 on the Waiting List.

EDA

- Note revenues and expenditures status and cash assets of \$7,371,730.
- Note that the significant decrease in cash assets reflects the EDA's \$1,500,000 investment in the Garden Terrace Senior Housing Project (GTNU2), as required under the purchase agreement for the sale of Garden Terrace Apartments.

Homebuyer Assistance Loan Program

- Note available funds of \$40,000 as of March 31, 2026.
- One loan closed in the amount of \$10,000 and one application was received.

Get It Ready Loan Program

- Note available funds of \$80,000 as of March 31, 2026.

Multifamily Rental Rehab Loan Program

- Note available funds of \$50,000 as of March 31, 2026.
- One loan closed in the amount of \$50,000.

**Primary Issues/Alternatives to Consider:**

N/A

**Budgetary/Fiscal Issues:**

N/A

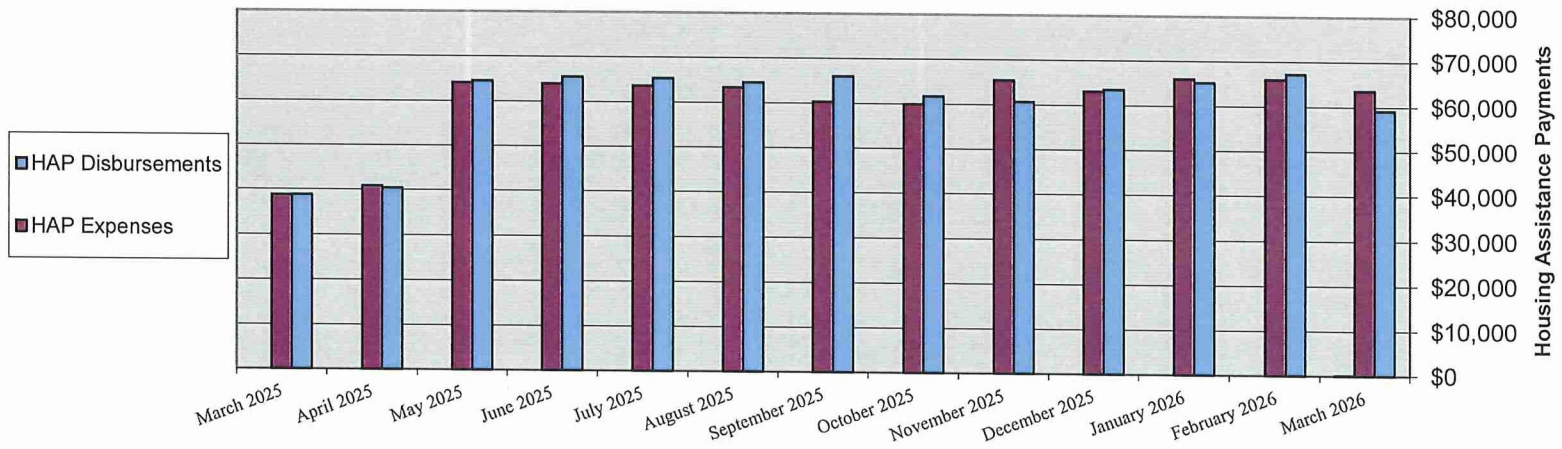
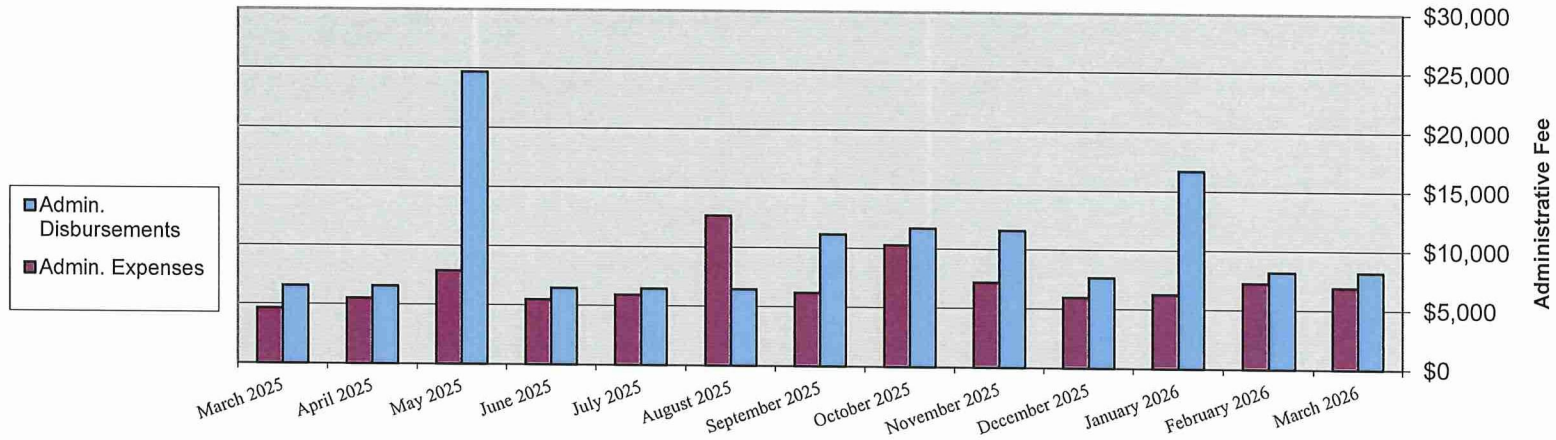
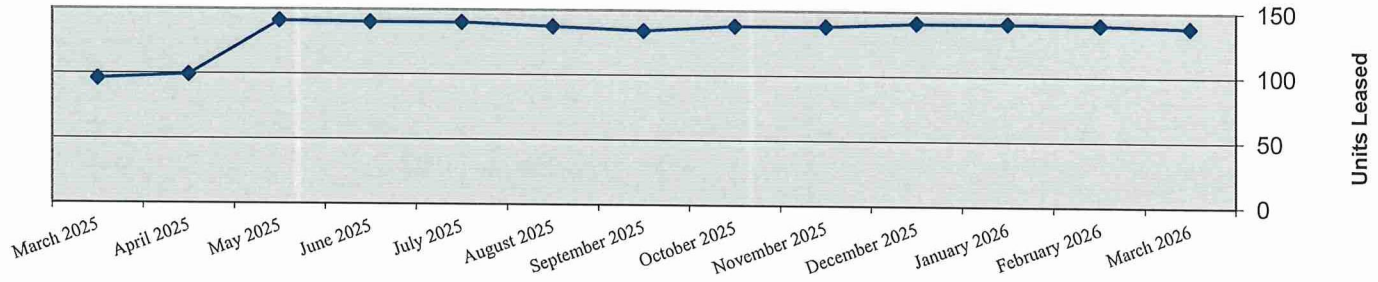
**Attachments:**

[EDA Admin Activities 2026-03](#)

**SECTION 8 HOUSING CHOICE VOUCHER PROGRAM**  
**March 2026 and Preceding 12 Months**

Month	Number of Vouchers Leased-Up	Housing Assistance Payments		Administrative Fee	
		HUD Disbursements	EDA Payments	HUD Disbursements	EDA Expenses
<b>March 2026</b>	<b>138</b>	<b>\$59,117</b>	<b>\$63,598</b>	<b>\$8,167</b>	<b>\$6,910</b>
February 2026	140	\$67,202	\$65,972	\$8,167	\$7,260
January 2026	141	\$65,218	\$66,001	\$16,702	\$6,248
December 2025	141	\$63,476	\$63,077	\$7,631	\$5,965
November 2025	138	\$60,640	\$65,408	\$11,562	\$7,176
October 2025	138	\$61,664	\$59,920	\$11,694	\$10,250
September 2025	134	\$66,023	\$60,297	\$11,114	\$6,175
August 2025	137	\$64,521	\$63,371	\$6,444	\$12,640
July 2025	140	\$65,304	\$63,572	\$6,444	\$5,909
June 2025	140	\$65,475	\$63,954	\$6,444	\$5,467
May 2025	141	\$64,493	\$64,033	\$24,670	\$7,862
April 2025	99	\$40,425	\$40,807	\$6,542	\$5,503
March 2025	96	\$38,825	\$38,775	\$6,542	\$4,621

## SECTION 8 HOUSING CHOICE VOUCHER PROGRAM



**New Ulm Economic Development Authority  
Section 8 Housing Choice Voucher Program  
Housing Assistance Payments**

**Fiscal Year 2025 - 2026**

Month	HAP Revenue	HAP Expenditures	Vouchers	Revenues Over/(Under) Expenditures
Forward 06/30/2025 REAC Filing/Audit				\$1,652
07/2025	\$65,304	\$63,572	140	1,732
08/2025	\$64,521	\$63,371	137	1,150
09/2025	\$66,023	\$60,297	134	5,726
10/2025	\$61,664	\$59,920	138	1,744
11/2025	\$60,640	\$65,408	138	(4,768)
12/2025	\$63,772	\$63,077	141	695
01/2026	\$65,218	\$66,001	141	(783)
02/2026	\$67,202	\$65,792	140	1,230
03/2026	\$59,117	\$63,598	138	(4,481)
<b>FY CURRENT BALANCE (Unaudited)</b>				<b>\$3,919</b>
<b>HUD Held Reserves</b>				<b>\$14,500</b>
<b>Total Reserves</b>				<b>\$18,419</b>

**New Ulm Economic Development Authority  
Section 8 Housing Choice Voucher Program  
Administrative Fees**

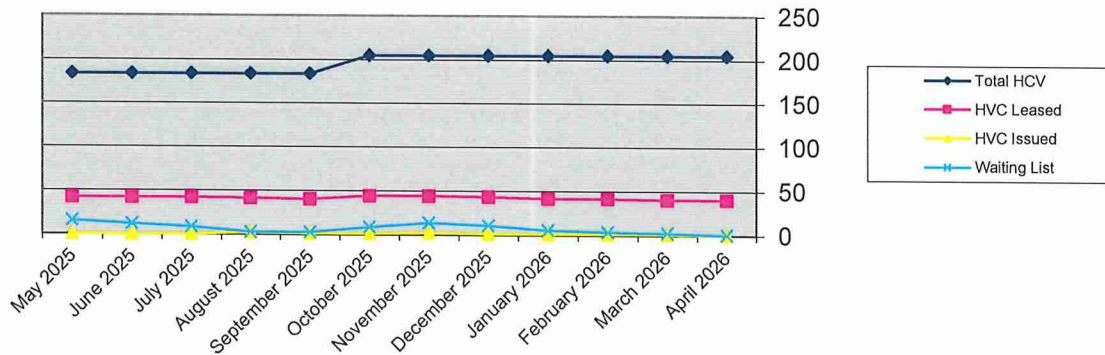
**Fiscal Year 2025 - 2026**

Month	AF Revenue	AF Expenditures	Vouchers	Revenues Over/(Under) Expenditures
Forward 06/30/2025 REAC Filing/Audit				\$154,130
07/2025	\$6,444	\$5,909	140	535
08/2025	\$6,444	\$12,640	137	(6,196)
09/2025	\$11,114	\$6,175	134	4,939
10/2025	\$11,694	\$10,250	138	1,444
11/2025	\$11,562	\$7,176	138	4,386
12/2025	\$7,631	\$5,965	141	1,666
01/2026	\$16,702	\$6,248	141	10,454
02/2026	\$8,167	\$7,260	140	907
03/2026	\$8,167	\$6,910	138	1,257
<b>FY CURRENT BALANCE (Unaudited)</b>				<b>\$173,522</b>

## STATUS OF THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM (HCV)

April 1, 2026

	<i>Total Available</i>	<i>HCV</i>	<i>PBV</i>	<i>Port Out</i>	<i>EV</i>	<i>Total Leased</i>	<i>New On Program</i>	<i>Off Program</i>	<i>Shop Mode</i>	<i>HCV Issued</i>	<i>Waiting List</i>
<b>April 2026</b>	<b>204</b>	<b>89</b>	<b>4</b>	<b>4</b>	<b>40</b>	<b>137</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>48</b>
March 2026	204	90	4	4	40	138	0	2	1	2	41
February 2026	204	91	4	4	41	140	2	5	1	3	41
January 2026	204	93	4	3	41	142	2	2	1	5	33
December 2025	204	91	4	3	43	142	5	3	1	10	25
November 2025	204	87	4	3	44	138	3	3	2	13	25
October 2025	204	88	4	2	44	138	5	1	1	8	31
September 2025	183	88	4	2	40	134	0	3	1	2	33
August 2025	183	90	4	2	41	137	1	4	2	2	35
July 2025	183	93	4	1	42	140	1	1	0	8	29
June 2025	183	93	4	1	42	140	1	2	0	11	28
May 2025	183	94	4	1	42	141	2	1	0	15	27



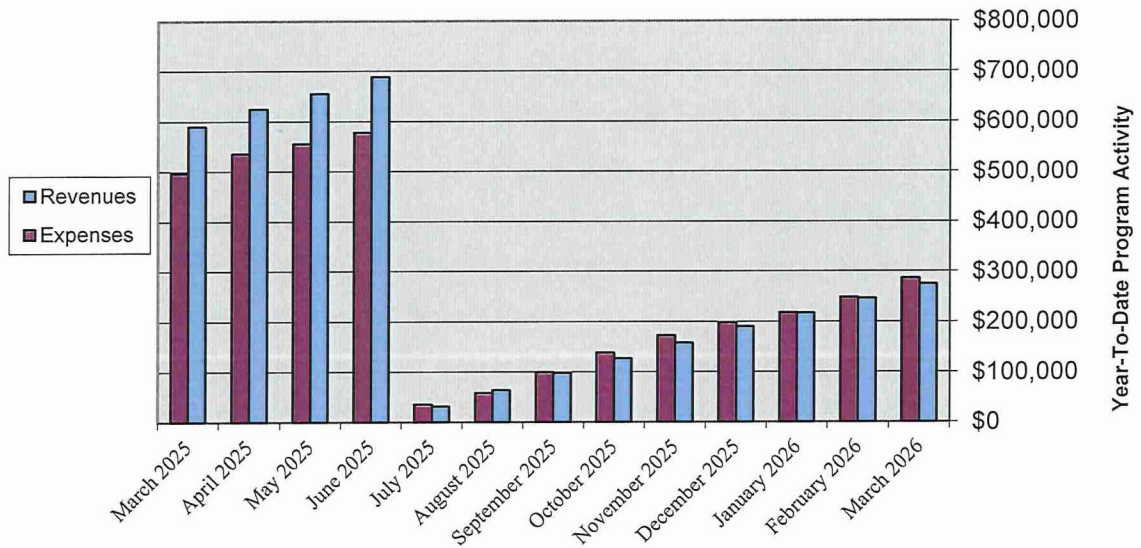
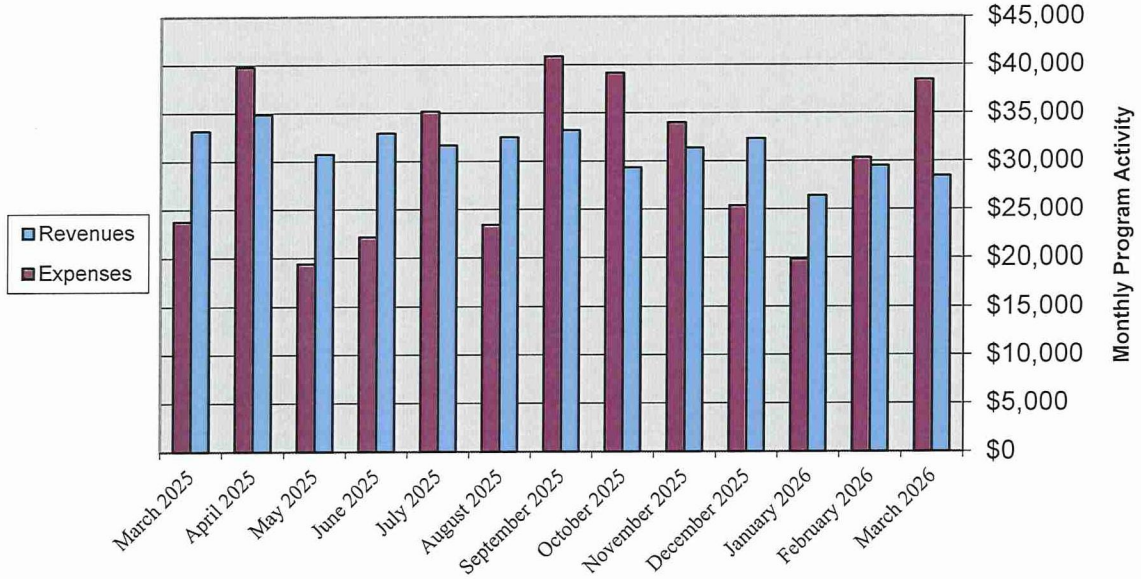
**PUBLIC HOUSING PROGRAM**  
**March 2026 and Preceding 12 Months**

MONTH	MONTHLY PROGRAM ACTIVITY		YEAR-TO-DATE PROGRAM ACTIVITY	
	Revenues	Expenditures	Revenues	Expenditures
<b>March 2026</b>	<b>\$28,442</b>	<b>\$38,435</b>	<b>\$274,763</b>	<b>\$286,495</b>
February 2026	\$29,502	\$30,329	\$246,321	\$248,060
January 2026	\$26,422	\$19,811	\$216,819	\$217,731
December 2025	\$32,325	\$25,370	\$190,397	\$197,920
November 2025	\$31,363	\$34,019	\$158,072	\$172,550
October 2025	\$29,345	\$39,158	\$126,709	\$138,531
September 2025	\$33,216	\$40,874	\$97,364	\$99,373
August 2025	\$32,493	\$23,325	\$64,148	\$58,499
July 2025	\$31,655	\$35,174	\$31,655	\$35,174
June 2025	\$32,923	\$22,066	\$688,185	\$577,469
May 2025	\$30,743	\$19,401	\$655,262	\$555,403
April 2025	\$34,849	\$39,776	\$624,519	\$536,002
March 2025	\$33,130	\$23,710	\$589,670	\$496,226

Public Housing Program Cash Assets Summary (as of March 31, 2026):

Checking Account:     \$1,093,590.32

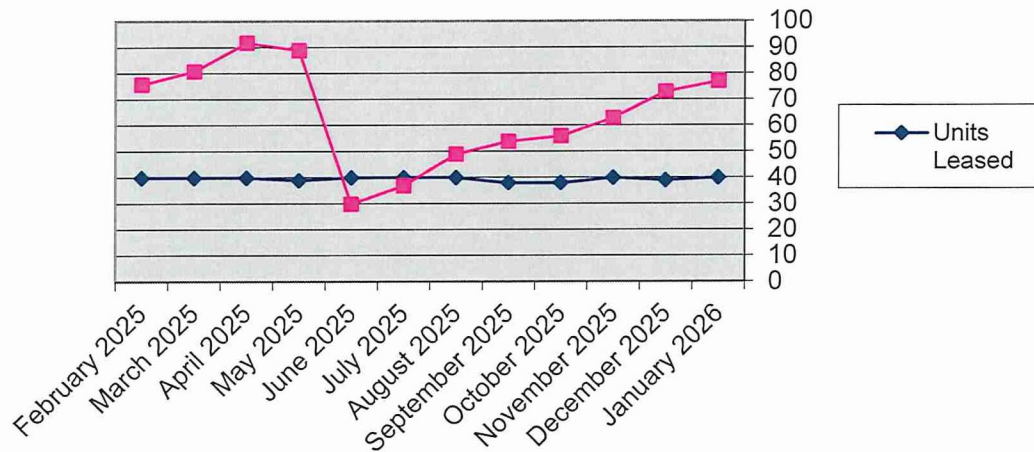
## PUBLIC HOUSING PROGRAM



**PUBLIC HOUSING - BROADWAY HAUS**  
**April 1, 2026**

40 Apartments: 1 Bedroom (30) 2 Bedroom (2)

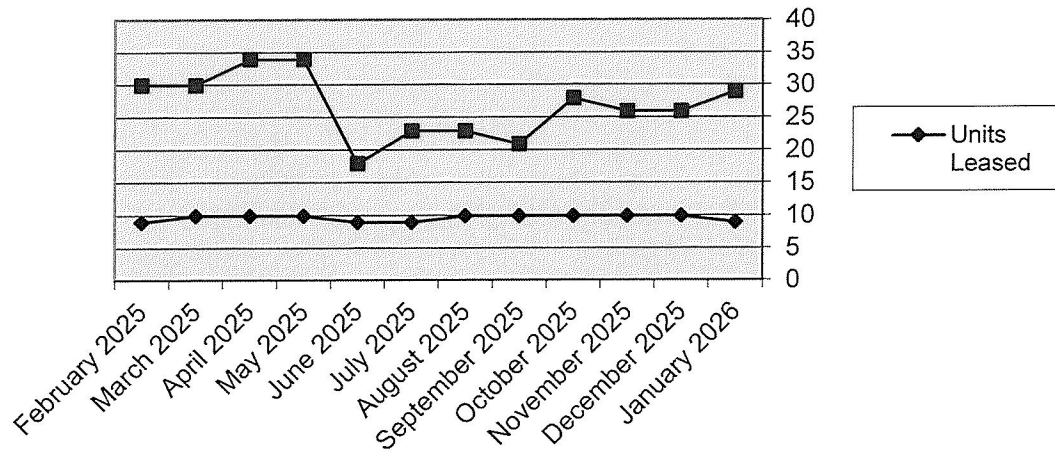
Date	Total Leased	Expected Lease Date	No. on Waiting List
<b>April 2026</b>	<b>40</b>		<b>98</b>
March 2026	39	March 15, 2026	87
February 2026	40	January 1, 2026	81
January 2026	40		77
December 2025	39	January 1, 2026	73
November 2025	40		63
October 2025	38	November 1, 2025	56
September 2025	38	October 1, 2025	54
August 2025	40		49
July 2025	40		37
June 2025	40		30
May 2025	39	May 15, 2025	89



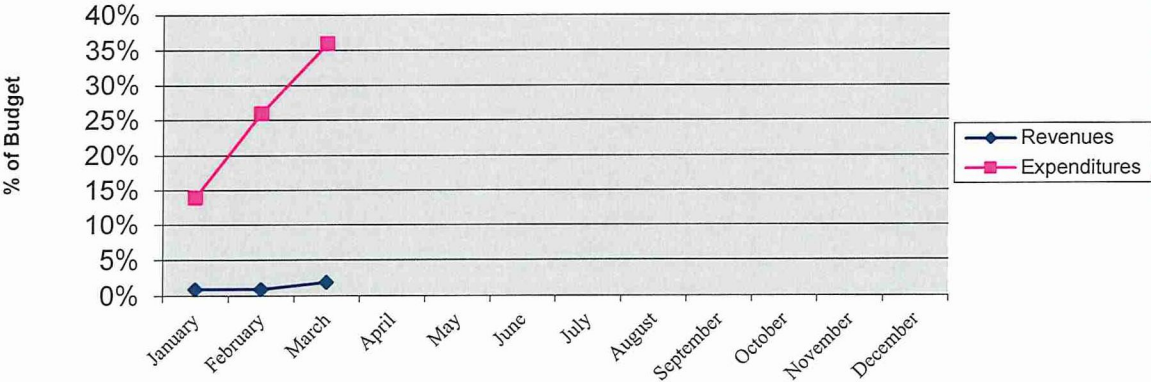
**PUBLIC HOUSING - FAMILY UNITS**  
**April 1, 2026**

10 Units: 2 Bedroom Duplex (2) 3 Bedroom Duplex (6) 4 Bedroom Single Famil

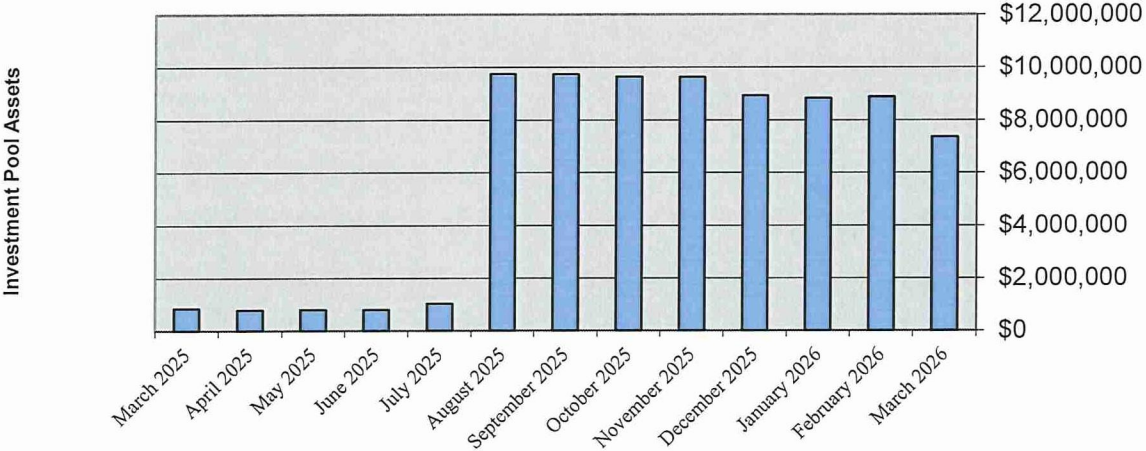
Date	Total Leased	Expected Lease Date	No. on Waiting List
<b>April 2026</b>	<b>9</b>	<b>May 1, 2026</b>	<b>35</b>
March 2026	9	April 15, 2026	27
February 2026	9	March 1, 2026	31
January 2026	9	February 1, 2026	29
December 2025	10		26
November 2025	10		26
October 2025	10		28
September 2025	10		21
August 2025	10		23
July 2025	9	July 15, 2025	23
June 2025	9	July 1, 2025	18
May 2025	10		34



### EDA FUND (ADMINISTRATION) - 2026



### EDA FUND (CASH ASSETS)



**CITY OF NEW ULM**  
**First Time Home Buyers Down Payment Assistance Program**  
**March 2026**

**First Time Home Buyers Down Payment Assistance Program**

January 2019 - Present  
 Loans made by the New Ulm EDA utilizing funds  
 generated by market rate housing. Annual program  
 amount authorized annually.

Total Loans Issued to Date	
45	328,284.55

Authorized for Current Year
50,000.00

Total Active Loans	
36	258,929.75

Total Funds Available
40,000.00

Loan #	Name	Note Date	Original Amount	Term (Months)	Monthly Pymt	Interest Rate	Balance	Additions	2026	Balance	# Pmts Rcvd	First Payment Date
							12/31/2025		Principal Pymts	12/31/2026		
1	K. Preisinger	7/12/2019	7,475.00	60	124.58	0.0%	5,232.56		373.74	4,858.82	3	7/12/2024
4	M. Grams	8/28/2019	5,500.00	60	91.67	0.0%	3,941.61		275.01	3,666.60	3	8/28/2024
6	B. Meyer	10/10/2019	5,075.00	60	84.58	0.0%	3,806.30		253.74	3,552.56	3	10/10/2024
7	N. Kressin	12/10/2019	7,000.00	60	116.67	0.0%	5,483.29		350.01	5,133.28	3	12/10/2024
8	K. Anderson	3/2/2020	5,350.00	60	89.17	0.0%	4,458.30		267.51	4,190.79	3	3/2/2025
11	M. Howe	5/11/2020	6,350.00	60	105.83	0.0%	5,503.36		317.49	5,185.87	3	5/11/2025
14	M. Meyer	7/9/2020	6,250.00	60	104.17	0.0%	5,624.98		312.51	5,312.47	3	7/9/2025
15	L. Derksen	8/14/2020	7,250.00	60	120.83	0.0%	6,645.85		362.49	6,283.36	3	8/14/2025
16	N. & K. Dewanz	1/15/2021	5,625.00	60	200.00	0.0%	5,625.00		600.00	5,025.00	3	1/15/2026
17	A. Budenski	7/29/2021	6,900.00	60	115.00	0.0%	6,900.00			6,900.00		8/1/2026
18	J. Gieseke & K. Kormann	11/1/2021	6,275.00	60	104.58	0.0%	6,275.00			6,275.00		11/1/2026
19	E Jones & J. Peterson	11/10/2021	10,000.00	60	166.67	0.0%	10,000.00			10,000.00		11/15/2026
20	B. Waibel	05/27/22	7,250.00	60	120.83	0.0%	7,250.00			7,250.00		5/27/2027
22	C. Diel	06/16/22	9,000.00	60	150.00	0.0%	9,000.00			9,000.00		6/16/2027
24	D. Brower	08/26/22	7,600.00	60	126.67	0.0%	7,600.00			7,600.00		8/26/2027
25	J & M Mason	09/09/22	9,720.00	60	162.00	0.0%	9,720.00			9,720.00		9/9/2027
26	M. Sendejo	08/16/22	635.00	60	10.58	0.0%	635.00			635.00		8/16/2027
27	M. Weigel	09/29/22	5,750.00	60	95.83	0.0%	5,750.00			5,750.00		9/29/2027
28	S. Kelly	05/22/23	9,500.00	60	158.33	0.0%	9,500.00			9,500.00		5/22/2028
29	R Streich	06/02/23	9,000.00	60	150.00	0.0%	9,000.00			9,000.00		6/2/2028
30	J. Hillesheim	06/09/23	7,745.00	60	129.08	0.0%	7,745.00			7,745.00		6/9/2028
31	S. Richards	06/29/23	6,375.00	60	106.25	0.0%	6,375.00			6,375.00		6/29/2028
32	L & Y Gutierrez	07/24/23	10,000.00	60	166.67	0.0%	10,000.00			10,000.00		7/24/2028
33	J & S Ndze	09/25/23	3,555.00	60	59.25	0.0%	3,555.00			3,555.00		9/25/2028
34	R & R Shiversaud	02/14/24	10,000.00	60	166.67	0.0%	10,000.00			10,000.00		2/14/2029
35	B. Keech	07/31/24	5,000.00	60	83.34	0.0%	5,000.00			5,000.00		7/31/2029
36	Y Hornick & N Rose	11/01/24	10,000.00	60	166.67	0.0%	8,500.00		200.00	8,300.00	2	11/1/2029
37	K Schlottmann	01/21/25	10,000.00	60	166.67	0.0%	10,000.00			10,000.00		1/21/2030
38	D Schaepkahn and C Cano	01/15/25	7,911.00	60	131.85	0.0%	7,911.00			7,911.00		1/15/2030
39	G Olvera & J Hoffmann	04/01/25	9,915.00	60	165.25	0.0%	9,915.00			9,915.00		4/1/2030
40	J Gieseke	05/01/25	7,790.00	60	129.83	0.0%	7,790.00			7,790.00		5/1/2030
41	J & R Hansen	07/30/25	10,000.00	60	166.67	0.0%	10,000.00			10,000.00		7/30/2030
42	D & A Neumann	07/02/25	10,000.00	60	166.67	0.0%	10,000.00			10,000.00		7/2/2030
43	H Olson	07/11/25	8,000.00	60	133.33	0.0%	8,000.00			8,000.00		7/11/2030
44	K Ranweiler	10/14/25	9,500.00	60	158.34	0.0%	9,500.00			9,500.00		10/14/2030
45	M & E Wiederhoeft	12/05/25	10,000.00	60	166.67	0.0%	10,000.00			10,000.00		12/5/2030
46	B & S Stitzinger	03/27/26	10,000.00	60	166.67	0.0%	-	10,000.00		10,000.00		4/10/2031
			<u>300,039.55</u>			<u>5,230.18</u>	<u>189,126.25</u>	<u>-</u>	<u>3,312.50</u>	<u>268,929.75</u>		

**CITY OF NEW ULM**  
**Get It Ready Single Family Rehabilitation Loan Program**  
**March 2026**

**Get It Ready Loan Program**

March 2021 - Present

Available to home owners that need to make home repairs. EDA Commission will authorize an amount for the program each year.

Total Loans Issued to Date	
17	435,665.42

Authorized for Current Year
120,000.00

Total Active Loans	
14	366,327.21

Total Funds Available
80,000.00

Loan#	Name	Note Date	Original Amount	Term (Months)	Monthly Pymt	Interest Rate	Balance	Additions	2026 Principal Pymts	Balance	# Pmts Rcvd	Current year	
							12/31/2025			12/31/2026		Total Pymts	Interest
101GIR	Mehlop, R. & J. **	4/29/2021	39,037.20		-	0.0%	39,126.78			39,126.78	0	-	-
103GIR	Olson, I.	8/16/2021	26,000.00	120	239.23	2.0%	15,668.79		641.43	15,027.36	3	717.69	76.26
104GIR	Johnson, S.	11/29/2021	12,528.22	120	115.00	2.0%	11,756.77			11,756.77	0	-	-
106GIR	Hauenstein, M.	1/1/2023	40,000.00	120	368.05	2.0%	29,156.96		961.87	28,195.09	3	1,104.15	142.28
107GIR	Henn, L. & J. **	1/29/2024	15,500.00		-	0.0%	15,500.00			15,500.00	0	-	-
108GIR	Rasche, C & A.	2/14/2024	37,000.00	120	340.15	2.0%	30,756.07		870.16	29,885.91	3	1,020.45	150.29
109GIR	Domeier, R & K. **	4/29/2024	40,000.00		-	0.0%	40,000.00			40,000.00	0	-	-
110GIR	Gudgeon, L. **	3/7/2025	40,000.00		-	0.0%	40,000.00			40,000.00	0	-	-
111GIR	Bundy, R & P. **	7/12/2024	6,480.00		-	0.0%	6,480.00			6,480.00	0	-	-
112GIR	Freeman, G. **	4/18/2025	21,000.00		-	0.0%	21,000.00			21,000.00	0	-	-
113GIR	Freeman, G & K.	6/26/2025	31,000.00	120	285.24	2.0%	29,566.14		711.04	28,855.10	3	855.72	144.68
114GIR	Krogstrand, S.	8/11/2025	20,000.00	120	184.06	2.0%	19,394.86		457.26	18,937.60	3	552.18	94.92
115GIR	Henn, L	10/17/2025	33,120.00	120	304.65	2.0%	32,608.27		754.33	31,853.94	3	913.95	159.62
116GIR	Leonard, J. & S.	2/3/2026	40,000.00	120	368.05	2.0%	-	40,000.00	291.34	39,708.66	1	368.05	76.71
			<u>370,665.42</u>		<u>1,537.32</u>		<u>331,014.64</u>	<u>40,000.00</u>	<u>4,687.43</u>	<u>366,327.21</u>		<u>5,532.19</u>	<u>844.76</u>

\*\*Applicant is 65+ there fore there is no interest and no payments due until the home is sold.

**CITY OF NEW ULM**  
**Multi-Family Rental Rehabilitation Loan Program**  
**March 2026**

**Multi-Family Rental Rehabilitation Loan Program**

May 2021 - Present

Available to property owners that need to make repairs to multi family rental properties. EDA Commission will authorize an amount for the program each year.

Total Loans Issued to Date	
14	621,715.61

Authorized for Current Year
150,000.00

Total Active Loans	
12	426,105.53

Total Funds Available
100,000.00

Loan#	Name	Note Date	Original Amount	Term (Months)	Monthly Pymt	Interest Rate	Balance	Additions	2026 Principal Pymts	Balance	# Pmts Rcvd	Current year	
							12/31/2025			12/31/2026		Total Pymts	Interest
100MF	Ahlers Investments	6/10/2021	46,715.61	120	429.85	2.0%	26,849.75		1,158.97	25,690.78	3	1,289.55	130.58
102MF	FN Properties LLC	1/19/2022	50,000.00	120	460.07	2.0%	31,573.95		1,226.45	30,347.50	3	1,380.21	153.76
103MF	Doppeleichen Vineyards	2/1/2023	50,000.00	120	460.07	2.0%	36,857.35		1,200.34	35,657.01	3	1,380.21	179.87
104MF	Saint Paul #1	2/21/2023	50,000.00	120	460.07	2.0%	36,799.49		1,200.63	35,598.86	3	1,380.21	179.58
105MF	Ripcom Property LLC	7/26/2023	25,000.00	120	230.03	2.0%	19,387.73		595.42	18,792.31	3	690.09	94.67
107MF	GAFA LLC	2/23/2024	50,000.00	120	460.07	2.0%	41,527.59		1,177.27	40,350.32	3	1,380.21	202.94
108MF	Martier LLC	4/18/2025	50,000.00	120	460.07	2.0%	46,948.07		1,150.50	45,797.57	3	1,380.21	229.71
109MF	ABD LLC	4/30/2025	50,000.00	120	460.07	2.0%	46,914.81		1,150.67	45,764.14	3	1,380.21	229.54
110MF	Carrie Lawn Apartments	11/7/2025	25,000.00	120	230.03	2.0%	24,815.18		568.61	24,246.57	3	690.09	121.48
111MF	River Bluff Apartments	11/7/2025	25,000.00	120	230.03	2.0%	24,815.18		568.61	24,246.57	3	690.09	121.48
112MF	24T LLC	2/11/2026	50,000.00	120	460.07	2.0%	-	50,000.00	386.10	49,613.90	1	460.07	73.97
113MF	New Ulm Chamber of Commerce	3/19/2026	50,000.00	120	460.07	2.0%	-	50,000.00	-	50,000.00	0	-	-
			<u>621,715.61</u>		<u>5,260.57</u>		<u>336,489.10</u>	<u>100,000.00</u>	<u>10,383.57</u>	<u>426,105.53</u>		<u>12,101.15</u>	<u>1,717.58</u>



New Ulm, MN

# Budget Report

## Account Summary

For Fiscal: 2026 Period Ending: 03/31/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 260 - ECONOMIC DEVELOPMENT AUTH</b>							
<b>Revenue</b>							
<u>260-6310-31010</u>	Taxes general	117,000.00	117,000.00	0.00	0.00	-117,000.00	100.00 %
<u>260-6310-34815</u>	Commercial rental income	12,000.00	12,000.00	1,000.00	2,700.00	-9,300.00	77.50 %
<u>260-6310-36210</u>	Interest operating pooled cash	4,500.00	4,500.00	0.00	0.00	-4,500.00	100.00 %
<u>260-6310-36225</u>	Interest notes receivable	10,500.00	10,500.00	58.30	190.10	-10,309.90	98.19 %
	<b>Revenue Total:</b>	<b>144,000.00</b>	<b>144,000.00</b>	<b>1,058.30</b>	<b>2,890.10</b>	<b>-141,109.90</b>	<b>97.99%</b>
<b>Expense</b>							
<u>260-6310-110001</u>	Salaries regular	35,921.00	35,921.00	878.88	5,002.92	30,918.08	86.07 %
<u>260-6310-112100</u>	Social Security	2,227.00	2,227.00	61.34	315.30	1,911.70	85.84 %
<u>260-6310-112150</u>	Medicare	521.00	521.00	14.35	73.75	447.25	85.84 %
<u>260-6310-112160</u>	Minnesota Paid Leave	158.00	158.00	4.29	22.10	135.90	86.01 %
<u>260-6310-112210</u>	PERA	2,694.00	2,694.00	79.88	410.07	2,283.93	84.78 %
<u>260-6310-113100</u>	Insurance group medical	6,000.00	6,000.00	313.94	1,632.60	4,367.40	72.79 %
<u>260-6310-113140</u>	Insurance group life	100.00	100.00	1.61	9.72	90.28	90.28 %
<u>260-6310-113150</u>	Insurance group dental	300.00	300.00	4.63	24.08	275.92	91.97 %
<u>260-6310-115100</u>	Insurance workers compensation	2,800.00	2,800.00	512.50	1,025.00	1,775.00	63.39 %
<u>260-6310-220010</u>	Office supplies	0.00	0.00	95.35	241.57	-241.57	0.00 %
<u>260-6310-222005</u>	Maintenance buildings	20,860.00	20,860.00	5,153.27	6,433.29	14,426.71	69.16 %
<u>260-6310-224100</u>	Computer supplies & equipment	1,500.00	1,500.00	0.00	1,009.00	491.00	32.73 %
<u>260-6310-330010</u>	Consultant services	44,400.00	44,400.00	3,500.00	10,500.00	33,900.00	76.35 %
<u>260-6310-330025</u>	Auditing fees	9,100.00	9,100.00	0.00	0.00	9,100.00	100.00 %
<u>260-6310-331100</u>	Other contractual services	50,000.00	50,000.00	4,258.60	13,029.21	36,970.79	73.94 %
<u>260-6310-332100</u>	Communications	1,000.00	1,000.00	0.74	0.74	999.26	99.93 %
<u>260-6310-333050</u>	Travel conferences & schools	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00 %
<u>260-6310-333055</u>	Travel allowance	0.00	0.00	217.00	651.00	-651.00	0.00 %
<u>260-6310-334100</u>	Printing advertising & promo	4,000.00	4,000.00	0.00	121.65	3,878.35	96.96 %
<u>260-6310-341160</u>	IT support	3,518.00	3,518.00	0.00	607.32	2,910.68	82.74 %
<u>260-6310-347040</u>	Subscriptions & memberships	17,870.00	17,870.00	0.00	10,942.56	6,927.44	38.77 %
<u>260-6310-350010</u>	Miscellaneous	320,000.00	320,000.00	-154.00	7.00	319,993.00	100.00 %
<u>260-6310-354060</u>	Small Business Development Incen	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
<u>260-6310-370110</u>	Property taxes	4,500.00	4,500.00	0.00	0.00	4,500.00	100.00 %
	<b>Expense Total:</b>	<b>581,469.00</b>	<b>581,469.00</b>	<b>14,942.38</b>	<b>52,058.88</b>	<b>529,410.12</b>	<b>91.05%</b>
	<b>Fund: 260 - ECONOMIC DEVELOPMENT AUTH Surplus (Deficit):</b>	<b>-437,469.00</b>	<b>-437,469.00</b>	<b>-13,884.08</b>	<b>-49,168.78</b>	<b>388,300.22</b>	<b>88.76%</b>
	<b>Report Surplus (Deficit):</b>	<b>-437,469.00</b>	<b>-437,469.00</b>	<b>-13,884.08</b>	<b>-49,168.78</b>	<b>388,300.22</b>	<b>88.76%</b>

# City of New Ulm

## Request for Economic Development Authority Action

<b>Meeting:</b>	Economic Development Authority - 14 Apr 2026	<b>Agenda Section:</b>	PUBLIC HOUSING PROGRAM
<b>Resolution:</b>	N/A	<b>Originating Department:</b>	Housing
		<b>Prepared By:</b>	Heather Bregel
<b>Attachments:</b>	0	<b>Presented By:</b>	Heather Bregel
<b>Item:</b>	Broadway Haus Interior Painting Project		

### Proposed Action:

Award bid for the Broadway Haus Interior Painting Project to Dietz Painting & Design in the amount of \$9,919.23.

### Board/Commission Recommendation:

N/A

### Overview:

Staff solicited bids from seven contractors. Four bids were received:

Dietz Painting & Design	\$ 9,919.23
Mertz Painting	\$29,017.00
Miesen's Color Center	\$36,770.00
Mike's Painting & Sandblasting	\$20,632.00

### Primary Issues/Alternatives to Consider:

N/A

### Budgetary/Fiscal Issues:

This project will be paid for with available capital funds.

# City of New Ulm

## Request for Economic Development Authority Action

<b>Meeting:</b>	Economic Development Authority - 14 Apr 2026	<b>Agenda Section:</b>	PUBLIC HOUSING PROGRAM
<b>Resolution:</b>	N/A	<b>Originating Department:</b>	Housing
		<b>Prepared By:</b>	Heather Bregel
<b>Attachments:</b>	0	<b>Presented By:</b>	Heather Bregel
<b>Item:</b>	Broadway Haus Flooring Replacement Project		

### Proposed Action:

Award bid for the Broadway Haus Flooring Replacement Project to Rickway Carpet in the amount of \$49,475.

### Board/Commission Recommendation:

N/A

### Overview:

Staff consulted with Rickway Carpet regarding hard-surface flooring options. They indicated they have extensive experience installing glue-down vinyl plank flooring in common areas of apartment buildings, assisted living and memory care facilities, and clinics. This flooring features a textured surface that enhances slip resistance. Additionally, the cost was comparable to carpet, making it a practical alternative. Based on this information, staff selected this option and solicited bids accordingly.

Staff solicited bids from three contractors. Two bids were received:

Design Home Center \$62,550.29

Rickway Carpet \$49,475.00

### Primary Issues/Alternatives to Consider:

N/A

### Budgetary/Fiscal Issues:

This project will be paid for with available capital funds.

City of New Ulm  
**Request for Economic Development Authority Action**

<b>Meeting:</b>	Economic Development Authority - 14 Apr 2026	<b>Agenda Section:</b>	PUBLIC HOUSING PROGRAM
<b>Resolution:</b>	N/A	<b>Originating Department:</b>	Housing
		<b>Prepared By:</b>	Heather Bregel
<b>Attachments:</b>	0	<b>Presented By:</b>	Heather Bregel
<b>Item:</b>	Broadway Haus Parking Lot Repair Project		

**Proposed Action:**

Award bid for the Broadway Haus Parking Lot Repair Project to MR Paving & Excavating in the amount of \$12,500.

**Board/Commission Recommendation:**

N/A

**Overview:**

Staff solicited bids from two contractors. One bid was received:

MR Paving & Excavating      \$12,500

**Primary Issues/Alternatives to Consider:**

N/A

**Budgetary/Fiscal Issues:**

This project will be paid for with available capital funds.

City of New Ulm  
**Request for Economic Development Authority Action**

<b>Meeting:</b>	Economic Development Authority - 14 Apr 2026	<b>Agenda Section:</b>	PUBLIC HOUSING PROGRAM
<b>Resolution:</b>	N/A	<b>Originating Department:</b>	Housing
		<b>Prepared By:</b>	Heather Bregel
<b>Attachments:</b>	0	<b>Presented By:</b>	Heather Bregel
<b>Item:</b>	Family Unit Attic Insulation Project		

**Proposed Action:**

Award bid for the Family Unit Insulation Project to Reichel Insulation in the amount of \$10,324.60.

**Board/Commission Recommendation:**

N/A

**Overview:**

Staff solicited bids from two contractors. One bid was received:

Reichel Insulation                      \$10,324.60

**Primary Issues/Alternatives to Consider:**

N/A

**Budgetary/Fiscal Issues:**

This project will be paid for with available capital funds.

City of New Ulm  
**Request for Economic Development Authority Action**

<b>Meeting:</b>	Economic Development Authority - 14 Apr 2026	<b>Agenda Section:</b>	PUBLIC HOUSING PROGRAM
<b>Resolution:</b>	N/A	<b>Originating Department:</b>	Housing
		<b>Prepared By:</b>	Heather Bregel
<b>Attachments:</b>	0	<b>Presented By:</b>	Heather Bregel
<b>Item:</b>	Family Unit Gutter Improvement Project		

**Proposed Action:**

Award bid for the Family Unit Gutter Improvement Project to Southern MN Custom Gutters in the amount of \$6,950.

**Board/Commission Recommendation:**

N/A

**Overview:**

Staff solicited bids from two contractors. One bid was received:

Southern MN Custom Gutters    \$6,950.00

**Primary Issues/Alternatives to Consider:**

N/A

**Budgetary/Fiscal Issues:**

This project will be paid for with available capital funds.

City of New Ulm  
**Request for Economic Development Authority Action**

<b>Meeting:</b>	Economic Development Authority - 14 Apr 2026	<b>Agenda Section:</b>	PUBLIC HOUSING PROGRAM
<b>Resolution:</b>	N/A	<b>Originating Department:</b>	Housing
		<b>Prepared By:</b>	Heather Bregel
<b>Attachments:</b>	1	<b>Presented By:</b>	Heather Bregel
<b>Item:</b>	EDA April 14, 2026 Claims List		

**Proposed Action:**

Approve EDA April 14, 2026 Claims List.

**Board/Commission Recommendation:**

N/A

**Overview:**

N/A

**Primary Issues/Alternatives to Consider:**

N/A

**Budgetary/Fiscal Issues:**

N/A

**Attachments:**

[Public Housing Claims 4-14-26](#)

**PUBLIC HOUSING CLAIMS**

**April 14, 2026**

<u>CLAIMANT</u>	<u>AMOUNT</u>	<u>PURPOSE</u>
AH Hermel	\$67.43	Supplies (2)
Amazon Business	\$174.30	Supplies (2)
Brown County Assessor	\$19,153.43	Payment in Lieu of Taxes (1/1/25 - 12/31/25)
	\$1,600.00	2026 Recycling Fees/Broadway Haus
	\$400.00	2026 Recycling Fees/Family Units
C Naber & Associates	\$162.00	March Accounting Service
City of New Ulm	\$9,954.32	March Expenses
	\$78.06	MDC Supplies
Comcast Business	\$127.03	Internet & Cable/Broadway Haus
Dan Stein Construction	\$500.00	Service Call/FMU 1625
Derk's Windows	\$150.00	Clean Exterior Windows/Broadway Haus
Ecowater Systems	\$372.00	3/10/26 & 4/7/26 Softener Salt/Broadway Haus
	\$180.00	3/23/26 Softener Salt/Family Units
Full Service Electric	\$1,352.47	Service Calls (2)
Gag Sheet Metal	\$763.63	Service Calls (3)
The Journal	\$254.80	Annual Subscription/Broadway Haus
Kristin Brown	\$725.00	Cleaning/Broadway Haus (4)
	\$425.00	Cleaning/Broadway Haus #310
Menards	\$595.41	Supplies (7)
Mertz Painting	\$2,261.00	Painting/FMU 1509
Public Utilities Commission	\$4,617.69	Utilities/Broadway Haus (2/2/26 to 3/2/26)
	\$621.68	Utilities/FMU (2/2/26 to 3/2/26)
River View Sanitation	\$166.82	April Garbage Service/Broadway Haus
Saw Works Construction	\$4,684.50	1/1/26-3/31/26 Snow Removal/Broadway Haus
Sherwin Williams	\$423.48	Supplies
SHI International	\$276.74	HP LaserJet Pro/Broadway Haus Office
Von Essen Locksmith Service	\$127.00	Service Call/BH #310
	<u>\$50,213.79</u>	

City of New Ulm  
**Request for Economic Development Authority Action**

<b>Meeting:</b>	Economic Development Authority - 14 Apr 2026	<b>Agenda Section:</b>	OTHER BUSINESS
<b>Resolution:</b>	N/A	<b>Originating Department:</b>	Economic Dev Auth
		<b>Prepared By:</b>	Heather Bregel
<b>Attachments:</b>	2	<b>Presented By:</b>	Heather Bregel
<b>Item:</b>	Funding Request from New Ulm Public Schools		

**Proposed Action:**

Approve funding in the amount of \$ \_\_\_\_\_ to New Ulm Public Schools to assist with hiring a Career Technical Education Center Coordinator.

OR

Deny funding request.

**Board/Commission Recommendation:**

N/A

**Overview:**

The New Ulm Public Schools established a regional Career Technical Education (CTE) Center. The Center provides students with education in the areas of manufacturing, welding, machining, construction, automotive repair, small gas engines and auto body repair. The Center provides hands-on learning for high school students in the trades.

New Ulm Public Schools is requesting financial assistance in the amount of \$50,000-\$80,000 to assist with hiring a CTE Center Coordinator.

**Primary Issues/Alternatives to Consider:**

Career and Technical Education (CTE) Center Support: Workforce Development Partnership is identified as a key strategic priority of the EDA in its Strategic Plan.

**Budgetary/Fiscal Issues:**

EDA has adequate funds available if they choose to make a donation.

**Attachments:**

[EDA Request for Funding, NUPS](#)

[CTE Coordinator Campaign docs](#)

# **New Ulm Public Schools**

## **Request for Economic Development Partnership Support**

### **Career & Technical Education (CTE) Coordinator**

**Submitted to:**

New Ulm Economic Development Authority

**Submitted by:**

New Ulm Public Schools  
Sean Koster, Superintendent

**Funding Request:**

\$50,000–\$80,000 toward a two-year total cost of \$240,000

**Date:**

March 10, 2026

### **Executive Summary**

New Ulm Public Schools respectfully requests partnership funding from the New Ulm Economic Development Authority to support the implementation of a Career and Technical Education (CTE) Coordinator position to oversee the CTE Center. The total cost to fund this position for two years is \$240,000, and the District is seeking EDA participation in the range of \$50,000–\$80,000 as a shared investment in workforce development.

This position is central to the District’s plan to become a regional hub for workforce development, innovation, and student empowerment, while directly supporting the EDA’s goals related to talent development, business retention, and long-term economic vitality.

### **Community & Workforce Need**

New Ulm employers continue to experience workforce shortages across key sectors including manufacturing, agriculture, skilled trades, automotive, construction, healthcare, and technical fields. At the same time, students need earlier, clearer, and more intentional exposure to career pathways that exist locally.

New Ulm Public Schools offers a broad and growing range of CTE pathways, supported by significant facility investments and expanding internship and apprenticeship participation.

However, the District currently lacks a dedicated coordinator to oversee the CTE Center, align instruction, employer engagement, student experiences, and workforce outcomes in a consistent and sustainable way.

Without a centralized role, partnerships are dependent on individual staff capacity, limiting scale, consistency, and long-term impact.

### **Purpose of the CTE Coordinator Role**

The CTE Coordinator will provide leadership and oversight for a comprehensive, high-quality CTE program while serving as the primary liaison between New Ulm Public Schools and the local business community.

Key responsibilities include:

- Coordinating CTE curriculum, instruction, and assessment aligned to labor market needs
- Facilitating partnerships with business, industry, postsecondary institutions, and community organizations
- Bolstering programs, such as our growing internships, apprenticeships, and work-based learning opportunities
- Supporting industry credentials, certifications, and career readiness initiatives
- Assisting with grant writing, program sustainability, and equipment modernization
- Ensuring facility safety, OSHA compliance, and program quality
- Teaching classes as needed to support program continuity

This role allows instructional staff to focus on teaching while ensuring workforce engagement is strategic, coordinated, and measurable.

### **Economic Development Impact**

The CTE Coordinator position directly advances the mission of the New Ulm Economic Development Authority by:

- Creating a structured pipeline of skilled, career-ready graduates
- Supporting local employers with early talent identification and engagement
- Reducing long-term recruitment and training costs
- Increasing the likelihood that students remain in New Ulm for employment after graduation
- Strengthening business retention and community vitality

By aligning education with workforce demand, this position represents a proactive, locally driven economic development strategy rather than a reactive recruitment approach.

### **Alignment With Minnesota CTE & Workforce Initiatives**

The proposed position aligns with Minnesota Career and Technical Education priorities, including:

- Career pathway development
- Work-based learning expansion
- Industry partnerships
- Credential attainment
- Regional workforce alignment

EDA partnership support would strengthen the District's ability to leverage Perkins funding, workforce grants, and regional partnerships while ensuring local priorities remain central.

### **Funding Request & Partnership Model**

The total cost of the CTE Coordinator position is \$120,000 per year, or \$240,000 over two years, inclusive of salary and benefits.

New Ulm Public Schools respectfully requests EDA support in the range of \$50,000–\$80,000 over the two-year period. This funding would serve as seed and partnership funding, allowing the District to:

- Launch the position with strong employer engagement
- Build sustainable systems and partnerships
- Align programming with workforce and economic development goals

The District is committed to long-term sustainability through district resources, grants, and continued partnerships.

### **Accountability & Reporting**

New Ulm Public Schools will provide annual updates to the EDA outlining:

- Employer partnerships established and maintained
- Student participation in internships and apprenticeships
- Career pathway enrollment and completion
- Credential attainment and workforce placement outcomes

- Employer feedback and engagement metrics

## **Conclusion**

The CTE Coordinator position represents a shared investment in students, employers, and the future of New Ulm. Through partnership with the New Ulm Economic Development Authority, this role will strengthen the local workforce pipeline and support long-term economic stability for the community.

We appreciate the EDA's consideration and look forward to continued collaboration.

# CTE Coordinator Campaign



## Career Technical Education (CTE) Center

Community Member,

New Ulm Public Schools is thankful for the strong community support that has helped establish and grow our Career and Technical Education (CTE) Center. Because of this partnership, students are gaining hands-on experiences that connect learning to careers and local workforce needs. We are now seeking support for the next essential step in this work: funding a dedicated Career and Technical Education (CTE) Coordinator.

As CTE programs expand, focused leadership is critical to ensure quality, relevance, and long-term sustainability. A CTE Coordinator provides oversight of curriculum, instruction, and assessment while helping students explore career pathways aligned to their interests and future opportunities.

Just as important, this role serves as the primary connection between the school district and the community. The CTE Coordinator works closely with local businesses, industry partners, postsecondary institutions, and community organizations to strengthen partnerships, support program development, and secure resources that sustain and grow CTE opportunities.

With a dedicated coordinator, New Ulm Public Schools can strengthen CTE instruction, support and develop CTE teachers, expand student participation, secure and manage CTE grant funding, and plan responsibly for the future of the program.

While the district provides foundational support for CTE programming, current funding structures do not fully support the leadership capacity needed to sustain and grow a high-quality program. Community investment is essential to make this position possible.

In partnership with the CTE Capital Campaign Committee, we invite you to support this next phase through financial contributions. Your investment directly supports students, strengthens our workforce, and benefits the New Ulm community for years to come.

Sincerely,

Sean Koster, Superintendent ISD 88

Contact Us

**414 S Payne St**

**New Ulm, MN 56073**

**507-233-6180 • Fax: 507-233-6181**

## Community & Workforce Need

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## Economic Development Impact:

- Creating a structured pipeline of skilled, career-ready graduates
- Supporting local employers with early talent identification and engagement
- Reducing long-term recruitment and training costs
- Increasing the likelihood that students remain in New Ulm for employment after graduation
- Strengthening business retention and community vitality

By aligning education with workforce demand, this position represents a proactive, locally driven economic development strategy rather than a reactive recruitment approach.

## WHY DONATE?

### Students

This project is intended to assist our region by providing future skilled workers to fill the workforce shortages many local businesses are seeing. The CTE Coordinator would facilitate the growth of this program to support local businesses and trades.

### Community

A strong education system is essential to the economic health and quality of life in our community. Supporting this position ensures that our community remains vital and competitive

### Legacy

Your gift to the CTE Center will ensure that your commitment to the students and community continues beyond your lifetime.

### Stability

The State of Minnesota does not provide financial support for CTE programming or skilled trades courses as it does for four-year college prep programs. That's why we're looking for local industry and community partners to help fund a coordinator to dedicate time for grant searching and fundraising to support and continue to grow CTE Center. Would you consider participating in this important effort? Gifts can be made in the way that works best for you, and contributors will be prominently recognized in the CTE Center.

Career & Technical Education (CTE) Coordinator Campaign  
**CTE Center-ISD 88**

Community Member,

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In partnership with the CTE Capital Campaign Committee, we invite you to support this next phase through financial contributions. Your investment directly supports students, strengthens our workforce, and benefits the New Ulm community for years to come.

Sincerely, Sean Koster Superintendent

Cut Here and Return with Your Contribution. Thank you!

**Donate to CTE Coordinator Campaign!**

Please make checks payable to CTE's Fiscal Host: The ISD 88 Foundation  
PO Box 572, New Ulm, MN 56073  
Memo to include your donation is to be restricted to CTE Coordinator Campaign

IF YOU HAVE FURTHER QUESTIONS REGARDING THIS CAMPAIGN PLEASE CONTACT JOHN GAG AT JOHNGAG@GSM1904.COM

I WANT TO FUND CTE COORDINATOR CAMPAIGN WITH A DONATION OF

(See levels of donation to the right):

\$ \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_

**Donor Recognition Levels!**

- \_\_\_ Legacy Donor: Gifts over \$500,000
- \_\_\_ Founder Donor: \$100,000-\$499,999
- \_\_\_ Patron Donor: \$50,000-\$99,999
- \_\_\_ Engineer Donor: \$ 10,000-\$24,999
- \_\_\_ Partner Donor: \$5,000-\$9,999
- \_\_\_ Supporter Donor: \$1,000-\$4,999
- \_\_\_ Other Amount

City of New Ulm  
**Request for Economic Development Authority Action**

<b>Meeting:</b>	Economic Development Authority - 14 Apr 2026	<b>Agenda Section:</b>	OTHER BUSINESS
<b>Resolution:</b>	N/A	<b>Originating Department:</b>	Economic Dev Auth
		<b>Prepared By:</b>	Heather Bregel
<b>Attachments:</b>	1	<b>Presented By:</b>	Heather Bregel
<b>Item:</b>	EDA Business Consultant Wendy Anderson 1st Quarter Report		

**Proposed Action:**

Receive and order filed EDA Business Consultant Wendy Anderson 1st Quarter report 2026.

**Board/Commission Recommendation:**

N/A

**Overview:**

N/A

**Primary Issues/Alternatives to Consider:**

N/A

**Budgetary/Fiscal Issues:**

N/A

**Attachments:**

[First Quarter 2026 Report](#)

# First Quarter 2026 Report

**Prepared for:** New Ulm Economic Development Authority

**Prepared by:** Wendy Anderson, Business Consultant

**Reporting Period:** Q1 2026

## Business Engagement Summary

During the first quarter of 2026, I worked with 11 businesses across various stages of development, ranging from early planning to operational launch.

### Business Phases & Outcomes

#### Planning Stage

- Commercial/Development Project (seeking land acquisition)
- Retail service business (business planning, marketing, pricing strategy)
- Retail service business (state statute and regulatory review)
- Retail service business compliance (MN Dept. of Revenue, Secretary of State renewal)

#### Financing / Pre-Launch Stage

- Real estate (lot purchase in progress looking for)
- Retail business (business plan + financing application submitted)
- Housing (Phase II feasibility and market analysis)
- Real estate development (lot valuation and project feasibility)

#### Operational / Advanced Stage

- Retail business (marketing implementation phase)
- **Grant applicants**– Startup progressing through multiple business plan revisions and refinements toward grant
- Retail business (renewals, licensing, and tax compliance support)

#### Withdrawn / Paused

- Service Business; client withdrew after offer/counteroffer and feasibility review

## Time Allocation & Activity Breakdown

### Total Hours Provided: 103 Hours

- 62 Hours – Client Meetings
- 39 Hours – Prep & Support Work
- 2 Hours – Other Meetings

Business Assisted - 16

Lender requests - 8

Meeting and prep time with businesses - 103 total hours (not including travel)

- Prep time, Business plans, business marketing, proformas, loan requests, business start ups, applications & forms, entity, and review agreements and loan prep- 101h
- Other meetings attended - 2 h

City of New Ulm  
**Request for Economic Development Authority Action**

<b>Meeting:</b>	Economic Development Authority - 14 Apr 2026	<b>Agenda Section:</b>	OTHER BUSINESS
<b>Resolution:</b>	Yes	<b>Originating Department:</b>	Finance
		<b>Prepared By:</b>	Nicole Jorgensen
<b>Attachments:</b>	1	<b>Presented By:</b>	Nicole Jorgensen
<b>Item:</b>	Transfer funds from Commercial Rehab Loan Fund to Small Business Loan Fund		

**Proposed Action:**

Offer the resolution to transfer \$15,000 from the Commercial Rehab Loan Fund (255) to the Small Business Loan Fund (256).

**Board/Commission Recommendation:**

N/A

**Overview:**

This transfer establishes the new Small Business Loan Fund (256). At the March 2026 regular meeting, the Commission approved the creation of a separate fund for small business loans. Previously, these loans were issued through the Commercial Rehabilitation Loan Fund (255). Due to the differing rules and guidelines governing each program, the Commission determined it was appropriate to separate the two loan types into distinct funds.

The Commission approved transferring \$15,000 to the new fund to provide initial lending capacity at the launch of the separate program. In addition to the \$15,000 transfer, all outstanding small business loan balances as of March 31, 2026, will be moved to the Notes Receivable account in Fund 256. All future loan payments and interest earnings will also be recorded in this fund. The total outstanding balance as of March 31, 2026, is \$119,995.81.

Interfund transfers require approval by resolution of the governing authority.

**Primary Issues/Alternatives to Consider:**

N/A

**Budgetary/Fiscal Issues:**

N/A

**Attachments:**

[EDA Funds 255 to 256 Transfer resolution](#)

**RESOLUTION NO. 2026-??**

Commissioner \_\_\_\_\_ offered the following resolution and moved its adoption:

**BE IT RESOLVED**, the City of New Ulm Economic Development Authority does hereby approve the transfer of \$15,000 from Rehabilitation Loan Fund (Fund 255) to the Small Business Loan Fund (Fund 256); and

**NOW, THEREFORE, BE IT RESOLVED** that the transfer will be dated March 31, 2026.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner \_\_\_\_\_ and, the roll being called, the following vote was recorded:

Voting Aye:

Voting Nay:

Not Voting:

Whereupon said resolution was declared to have been duly adopted this 14th day of April 2026.

\_\_\_\_\_  
President of the EDA Commission

ATTEST:

\_\_\_\_\_  
Finance Director

The above resolution approved April 14<sup>th</sup> 2026.

# City of New Ulm

## Request for Economic Development Authority Action

<b>Meeting:</b>	Economic Development Authority - 14 Apr 2026	<b>Agenda Section:</b>	ECONOMIC DEVELOPMENT REPORT
<b>Resolution:</b>	N/A	<b>Originating Department:</b>	Economic Dev Auth
		<b>Prepared By:</b>	Heather Bregel
<b>Attachments:</b>	1	<b>Presented By:</b>	Heather Bregel
<b>Item:</b>	Economic Development Activity Report		

### Proposed Action:

Accept Economic Development activity report for March 2026 activities.

### Board/Commission Recommendation:

N/A

### Overview:

Economic Development activities during March included:

New Ulm Partnership - discussion on status of various housing projects and the City's decision to purchase the Field Maintenance Shop and Armory buildings.

Childcare Team - 49 providers registered for the annual training event which will be held April 17-18th.

Commercial Property Rehabilitation Loan Program - one loan closed in the amount of \$67,440.

Small Business Loan Program - three applications were received. Two loans closed, each in the amount of \$10,000.

Small Business Incentive Grant Program - seven grant applications have been received and the application window closed on March 31st.

Meetings: City Staff, EDA Meeting, Economic Development Staff, New Ulm Partnership, Homeless Response Team and Resident Advisory Board Meetings for the PHA Annual Plan.

Other: Two training sessions with Placer.ai, ran several Placer.ai reports for the Chamber to evaluate various events, shared a Placer.ai Overnight Leakage report with a developer for a potential downtown hotel project, and completed seven business outreach visits. New this month is a Domestic Travel and Tourism Report from Placer.ai.

### Primary Issues/Alternatives to Consider:

N/A

**Budgetary/Fiscal Issues:**

N/A

**Attachments:**

[Activity 2026-03](#)

**CITY OF NEW ULM**  
**Rehabilitation Loan Program**  
**March 2026**

**Commercial Property Rehabilitation Loans**

Oct 1991 - Present  
 Loans made by the New Ulm HRA and EDA utilizing repayments from previous property rehabilitation loan programs and private lender funds.

Total Loans Issued to Date	
143	2,400,202.00

Total Active Loans	
20	501,496.81

Total Funds Available
66,326.98

Loan #	Name	Note Date	Original Amount	Term (Months)	Monthly Pymt	Interest Rate	Balance	Additions	2026	Balance	# Pmts Rcvd	Current year	
							12/31/2025		Principal Pymts	12/31/2026		Total Pymts	Interest
118	Bailey Creek Boutique LLC (Tim & Sandy Reinke)	4/14/2017	15,857.00	120	146.50	2.0%	3,421.78		423.30	2,998.48	3	439.50	16.20
119	Home Grown Properties, LLC	5/15/2017	50,000.00	120	460.77	2.0%	10,811.70		1,331.10	9,480.60	3	1,382.31	51.21
120	FN Properties, LLC	12/27/2017	50,000.00	120	460.07	2.0%	13,914.70		1,313.67	12,601.03	3	1,380.21	66.54
125	Stay and Play Child Care LLC	4/15/2019	25,000.00	120	230.03	2.0%	10,421.56		639.71	9,781.85	3	690.09	50.38
127	Dean Burdorf/Pepperboy Farms LLC	12/31/2019	25,000.00	120	230.37	2.0%	12,060.69		632.63	11,428.06	3	691.11	58.48
128	Maurice J Seidl	1/31/2020	21,966.50	120	201.86	2.0%	10,818.36		553.11	10,265.25	3	605.58	52.47
130	New Ulm Turnverein, Inc.	8/25/2020	10,000.00	120	91.89	2.0%	5,003.53		251.39	4,752.14	3	275.67	24.28
131	CASAEC, LLC	9/15/2020	50,000.00	120	459.45	2.0%	25,023.13		1,256.93	23,766.20	3	1,378.35	121.42
133	SPRD LLC	9/25/2020	75,000.00	120	691.05	2.0%	38,131.57		1,888.09	36,243.48	3	2,073.15	185.06
134	THE HIVE LLC	3/6/2021	16,000.00	120	146.78	2.0%	8,990.74		396.63	8,594.11	3	440.34	43.71
138	CMW Industrial (Specsys)	4/13/2022	74,900.00	120	687.13	2.0%	50,906.92		1,813.32	49,093.60	3	2,061.39	248.07
139	Doppeleichen	4/19/2022	74,900.00	120	687.43	2.0%	50,894.20		1,814.28	49,079.92	3	2,062.29	248.01
146	Gallery 512 Botique	6/14/2023	21,450.00	120	197.37	2.0%	16,479.15		511.66	15,967.49	3	592.11	80.45
156	LL16 LLC	04/30/24	35,690.00	120	328.40	2.0%	30,169.94		837.79	29,332.15	3	985.20	147.41
158	G&A Properties	05/31/24	74,900.00	120	687.43	2.0%	63,933.51		1,749.87	62,183.64	3	2,062.29	312.42
159	RR21 LLC	12/18/24	19,430.00	120	178.78	2.0%	17,644.32		450.07	17,194.25	3	536.34	86.27
160	Saint Paul Property #1	03/07/25	50,000.00	120	460.07	2.0%	46,587.75		1,152.36	45,435.39	3	1,380.21	227.85
164	The Coffee Keller	07/21/25	30,000.00	120	276.04	2.0%	28,846.10		686.99	28,159.11	3	828.12	141.13
165	New Ulm Chamber of Commerce	10/03/25	8,000.00	120	73.65	2.0%	7,882.42		182.36	7,700.06	3	220.95	38.59
167	Skovbroten Properties	03/30/26	67,440.00	120	620.54	2.0%	-	67,440.00	-	67,440.00	0	-	-
			895,533.50			8,235.82	451,942.07	67,440.00	17,885.26	501,496.81	20,085.21		2,199.95

**CITY OF NEW ULM**  
**Small Business Loan Program**  
**March 2026**

**Small Business Loans**

Loans issued by New Ulm EDA.

Loans 136-168 were originally issued out of Fund 255. As of March 31, 2026 the Small Business and Rehab programs were seperated and the remaining small business loans were moved to Fund 256.

Total Loans Issued to Date	
21	210,000.00

Total Active Loans	
21	119,995.81

Total Funds Available
15,000.00

Loan #	Name	Note Date	Original Amount	Term (Months)	Monthly Pymt	Interest Rate	Balance		2026 Principal Pymts	Balance		# Pmts Rcvd	Current year	
							12/31/2025	Additions		12/31/2026	Total Pymts		Interest	
							Total			Total				
136	Sweethaven Tonics	10/29/2021	10,000.00	60	170.73	1.0%	1,884.74		507.94	1,376.80	3	512.19	4.25	
137	Fingerling-Yep Inc. Inc.	2/1/2022	10,000.00	60	170.73	1.0%	2,216.90		507.13	1,709.77	3	512.19	5.06	
140	Orale	10/14/2022	10,000.00	60	168.33	1.0%	3,778.74		496.06	3,282.68	3	504.99	8.93	
141	Simply Skin Medspa	12/1/2022	10,000.00	60	170.73	1.0%	4,070.33		502.55	3,567.78	3	512.19	9.64	
142	Capone's Barber Shop	2/27/2023	10,000.00	60	168.33	1.0%	6,891.29		-	6,891.29	0	-	-	
143	Minne Cabana LLC	4/7/2023	10,000.00	60	168.33	1.0%	4,809.72		493.52	4,316.20	3	504.99	11.47	
144	Cove Collective	5/19/2023	10,000.00	60	168.33	1.0%	4,975.58		493.10	4,482.48	3	504.99	11.89	
145	Captain Clean LLC	5/19/2023	10,000.00	60	168.33	1.0%	4,975.58		493.10	4,482.48	3	504.99	11.89	
147	AMS Grooming Salon	6/26/2023	10,000.00	60	168.33	1.0%	5,137.54		492.72	4,644.82	3	504.99	12.27	
148	MN EIS LLC	8/28/2023	10,000.00	60	168.33	1.0%	5,464.61		491.91	4,972.70	3	504.99	13.08	
149	A to Zinnia	9/22/2023	10,000.00	60	168.33	1.0%	5,629.77		491.50	5,138.27	3	504.99	13.49	
150	The Christmas Haus	9/14/2023	10,000.00	60	168.33	1.0%	5,632.01		491.50	5,140.51	3	504.99	13.49	
153	The Coffee Keller	01/22/24	10,000.00	60	168.33	1.0%	6,282.91		489.88	5,793.03	3	504.99	15.11	
154	AURA Salon	05/23/24	10,000.00	60	168.33	1.0%	6,933.82		488.28	6,445.54	3	504.99	16.71	
155	Legacy Chiropractic	04/15/24	10,000.00	60	168.33	1.0%	6,773.39		488.68	6,284.71	3	504.99	16.31	
157	Lykke Books	05/13/24	10,000.00	60	168.33	1.0%	6,936.59		488.28	6,448.31	3	504.99	16.71	
161	Amoria LLC	03/10/25	10,000.00	60	168.33	1.0%	8,555.54		484.27	8,071.27	3	504.99	20.72	
162	Inspired	05/01/25	10,000.00	60	168.33	1.0%	8,879.98		483.47	8,396.51	3	504.99	21.52	
163	Foresee Studios	06/26/25	10,000.00	60	168.33	1.0%	9,033.76		483.10	8,550.66	3	504.99	21.89	
166	Schaefer Bakehaus	03/19/26	10,000.00	60	170.94	1.0%	-	10,000.00	-	10,000.00	0	-	-	
168	Roigers Eatery LLC/Lakes on 1st LLC	03/30/26	10,000.00	60	170.94	1.0%	-	10,000.00	-	10,000.00	0	-	-	
			<u>210,000.00</u>			<u>3,547.35</u>	<u>108,862.80</u>	<u>20,000.00</u>	<u>8,866.99</u>	<u>119,995.81</u>			<u>9,111.42</u>	<u>244.43</u>

**CITY OF NEW ULM**  
**Miscellaneous Business Loans**  
**March 2026**

**Miscellaneous Business Loans**

Loans authorized by EDA when the City Revolving Loan Fund did not have enough to meet the requests.

Total Loans Issued to Date	
2	115,000.00

Total Active Loans	
2	61,264.25

Loan #	Name	Note Date	Original Amount	Term (Months)	Monthly Pymt	Interest Rate	Balance	Additions	2026 Principal Pymts	Balance	# Pmts Rcvd	Current year	
							12/31/2025			12/31/2026		Total Pymts	Interest
1	M&K Forestry	4/28/2021	50,000.00	120	460.07	2.0%	23,800.78	-		23,800.78	0	-	-
2	Berning Diesel	9/7/2021	65,000.00	120	596.28	2.0%	39,062.21	-	1,598.74	37,463.47	3	1,788.84	190.10
			<u>115,000.00</u>		<u>1,056.35</u>		<u>62,862.99</u>	-	<u>1,598.74</u>	<u>61,264.25</u>		<u>1,788.84</u>	<u>190.10</u>

**CITY OF NEW ULM**  
**Miscellaneous Small Business Loan**  
**March 2026**

**Small Business Loan Program**

May 2020 - Present  
 Replaced the Limited Loan Program in 2020 to provide support to small businesses affected by COVID related closures and restrictions.

Total Loans Issued to Date	
32	292,000.00

Total Active Loans	
1	1,937.45

Loan #	Name	Note Date	Original Amount	Term (Months)	Monthly Pymt	Interest Rate	Balance	Additions	2026 Principal Pymts	Balance	# Pmts Rcvd	Current year	
							12/31/2026			12/31/2026		Total Pymts	Interest
33	Vintage & Vinyl	10/15/2024	2,500.00	24	104.17	0.0%	1,249.96		312.51	937.45	3	312.51	-
34	The Giggle Garden	12/10/2025	1,200.00	12	100.00	0.0%	1,200.00		200.00	1,000.00	2	200.00	-
			<u>225,200.00</u>		<u>204.17</u>		<u>2,449.96</u>	-	<u>512.51</u>	<u>1,937.45</u>		<u>512.51</u>	<u>-</u>

**CITY OF NEW ULM**  
**Small Business Incentive Grant Program**  
**March 2026**

**Small Business Incentive Grant Program**

Started in 2019

EDA Commission authorizes an annual amount for the program. Grant is available to new small businesses that meet all of the criteria.

Total Amount Authorized	
2019	\$ 50,000
2020	\$ 50,000
2021	\$ 50,000
2022	\$ 100,000
2023	\$ 80,000
2024	\$ 105,000
2025	\$ 50,000
2026	\$ 50,000

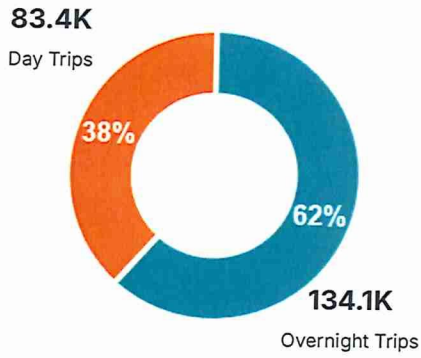
Total Amount Granted	
2019	\$ 40,000
2020	\$ 40,000
2021	\$ 50,000
2022	\$ 100,000
2023	\$ 80,000
2024	\$ 90,000
2025	\$ 50,000
2026	\$ -

<b>Total Funds Available</b>
<b>50,000.00</b>

Name	Date	Amount
<b>2024</b>		
The Beauty Spot	1/11/2024	\$ 7,500.00
RUSH	1/11/2024	\$ 7,500.00
The Christmas Haus	1/11/2024	\$ 7,500.00
White Boxer Coffee Company	1/11/2024	\$ 7,500.00
Gypsy Girl Consignment	1/11/2024	\$ 7,500.00
Flaunt Salon	1/17/2024	\$ 7,500.00
Capone's Barber Shop	1/17/2024	\$ 7,500.00
Midwest Detail Garage	1/24/2024	\$ 7,500.00
Remara Mental Health and Ketamine Services	1/23/2024	\$ 7,500.00
Minne Transportation Services	1/23/2024	\$ 7,500.00
Revibe Aesthetics LLC	3/20/2024	\$ 7,500.00
Insurance Leaders Agency	6/4/2024	\$ 7,500.00
<b>2025</b>		
Azteca's Mexican Restaurant Bar & Grill	1/15/2025	\$ 10,000.00
Lykke Books	1/15/2025	\$ 10,000.00
The Coffee Keller	1/15/2025	\$ 10,000.00
Nash and Co	1/15/2025	\$ 10,000.00
Little Arrows Peak Childcare	1/15/2025	\$ 10,000.00

<p>Total Trips <span style="float:right">↑ YoY +8.4%</span></p> <p><b>217.6K</b></p> <p>vs. 200.7K prev. year (Feb '24 - Jan '25)</p>	<p>Avg. Monthly Visitors <span style="float:right">↑ YoY +14.2%</span></p> <p><b>15.1K</b></p> <p>vs. 13.2K prev. year (Feb '24 - Jan '25)</p>	<p>Visit Nights <span style="float:right">↑ YoY +9.2%</span></p> <p><b>265.0K</b></p> <p>vs. 242.6K prev. year (Feb '24 - Jan '25)</p>	<p>Total Visitor Spend <span style="float:right">↑ YoY +14.5%</span></p> <p><b>\$18.9M</b></p> <p>vs. \$16.5M up from (Feb '24 - Jan '25)</p>
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Day vs Overnight Trips



Top 3 Categories Spend

Hotels	YoY ↑ 23.9%
<b>\$7.4M</b>	54.9% of total
Retail	YoY ↑ 7.9%
<b>\$2.4M</b>	17.7% of total
Groceries and Food Stores	YoY ↑ 9.4%
<b>\$1.5M</b>	11.1% of total

Top Origins

<b>1st</b>	Minneapolis-St. Paul, MN	120.7K Trips	↓ YoY -0.6%
<b>2nd</b>	Sioux Falls (Mitchell), SD	14.5K Trips	↓ YoY -3.5%
<b>3rd</b>	Rochester, MN-Mason City, IA-Austin, MN	11.8K Trips	↓ YoY -5.8%

Overnight Trips

1 night	54% (71.9K)
2-3 nights	37% (49.5K)
4-7 nights	7% (9.7K)
8-30 nights	2% (3.0K)
31-60 nights	0% (9)

AVERAGE DURATION

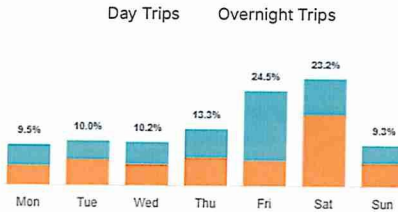
**3.0**

days (134.1K trips)

↑ YoY +1.2%

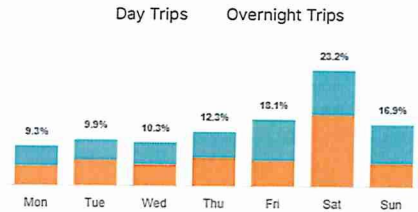
Day of Arrival

Each bar represents the percentage of trips that arrived on that day of the week.



Visitors Count

Each bar represents the average percentage of total visitors present on that day of the week.



## Overnight Leakage

Estimates lost overnight visitor traffic from day trips preceded or followed by overnight stays in other markets.

**39.7K**      **13.0%**

NIGHTS LOST

↑ YoY +23.9%

LEAKAGE RATE

↑ YoY +4.9%

**\$** EST. REVENUE IMPACT  
Lost nights × Avg \$/night

**\$2.5M**

## Spend Metrics

### OVERNIGHT TRIPS

TOTAL SPEND	AVG PER TRIP	AVG PER NIGHT
<b>\$16.6M</b>	<b>\$124</b>	<b>\$63</b>

### DAY TRIPS

TOTAL SPEND	AVG PER TRIP
<b>\$2.3M</b>	<b>\$28</b>

## Top State Markets

### 1st Hennepin

12.6M Trips ↓ YoY -2.2%

### 2nd Ramsey

3.9M Trips ↓ YoY -2.1%

### 3rd St. Louis

3.6M Trips ↓ YoY -0.6%

City of New Ulm  
**Request for Economic Development Authority Action**

<b>Meeting:</b>	Economic Development Authority - 14 Apr 2026	<b>Agenda Section:</b>	NEW ULM BUSINESS RESOURCE AND INNOVATION CENTER REPORT
<b>Resolution:</b>	N/A	<b>Originating Department:</b>	Economic Dev Auth
		<b>Prepared By:</b>	Heather Bregel
<b>Attachments:</b>	2	<b>Presented By:</b>	Heather Bregel
<b>Item:</b>	New Ulm Business Resource and Innovation Center (NUBRIC) 1st Quarter Report		

**Proposed Action:**

Receive and order filed the New Ulm Business Resource and Innovation Center (NUBRIC) 1st Quarter report 2026.

**Board/Commission Recommendation:**

N/A

**Overview:**

N/A

**Primary Issues/Alternatives to Consider:**

N/A

**Budgetary/Fiscal Issues:**

N/A

**Attachments:**

[NUBRIC - 1st Quarter Report](#)



## EDA Contract Status Report: January – March 2025

**Initiative 1 - Workforce Development:** *Evaluation of area high school computer science and CTE curriculum to determine synergies and applicability with area's manufacturing industry needs.*

### **Current Activities for the period:**

- Throughout this past quarter, NUBRIC has actively continued its efforts to raise awareness about the critical importance of Career and Technical Education (CTE), with the overarching objective of securing robust support to revitalize and strengthen the program.

### **Ongoing Status:**

- The Sub-Committee has held several meetings and formulated plans to implement the fundraising campaign for the CTE Coordinator Position. These plans are now actively underway with NUBRIC reaching out to over 150 local members of the Community.
- The CTE Development Committee is committed to holding frequent meetings to not lose momentum on the proposed Action Plan and hiring of a Coordinator.
- As of this report a candidate for the CTE Coordinator Position is being pursued and hopefully the EDA along with the Community will agree to assist in the support of this position.
- NUBRIC will continue to pursue multiple ongoing discussions with government officials, industry stakeholders, and educational leaders to secure funding and then assist a dedicated CTE Coordinator in any way possible, to help in the continued growth of the CTE programming across the board at ISD88.
- NUBRIC is currently offering mini-grants for Project Lead the Way teacher training and encourage educators to contact us for information on available funding.

**Initiative 2 - Business Incubation:** *Establishment of a strong ecosystem for business incubation, including pursuit of the development of a business incubator site and program.*

### **Current Activities for the Period:**

- The incubator project remains a pillar and is active. Efforts are currently focused on identifying and evaluating potential locations suitable for establishing the incubator facility.
- NUBRIC through its continued participation with the International Business Innovation Association, is preparing us for the strategic initiatives needed for how to bring this project to reality.

### **Ongoing Status:**

- Active outreach is underway to potential partners and collaborators who can provide vital resources for the incubator project. This includes identifying available office, classroom, storage, meeting, and manufacturing spaces that could support the diverse activities integral to the incubator's success.
- NUBRIC maintains in the process of updating the Incubator Business Plan, as regional and

national priorities and programs change during these dynamic times.

**Initiative 3 – Sustainability:** *Development of methods for creating recurring cash flow to NUBRIC into the future.*

**Current Activities for the Period:**

- The Tiny Houses project, also known as GartenDorf Village, and Project Spark continues on its path to construction.
- Our project to establish a Small Business Development Center (SBDC) in New Ulm serving all of Brown County, continue and present an opportunity to generate additional income for NUBRIC, as well as assist the Economic Development of our area.

**Ongoing Status:**

- For the Tiny Home project all contracts have been agreed to. Funding has been secured and construction is slated to begin May 25<sup>th</sup> 2026 with completion of phase 1 sometime in August.
- The SBDC was on hold due to the US Government funding issues in the State of Minnesota. Also, in the meantime the Executive Director left. However, things are now back on track, with a new Executive Director in place and we are scheduled for a meeting, to get things moving, next week. We are also starting constructive meetings with ISD88 to house the SBDC office at the CTE Center.

**Initiative 4 - Partnership Building:** *Creation of deeper strategic collaboration with universities and industry partners to build a network of innovation, entrepreneurship, and business innovation.*

**Current Activities for the period:**

- NUBRIC continues to cultivate valuable connections with stakeholders, potential business investors, and educators to support its initiatives.
- We continue to participated in events with Green Seam, SMIF and GMG, as well as all other opportunities as they become available.

**Ongoing Status:**

- NUBRIC has recently held meetings with MSU Mankato and agreed to participate in their Rural Experimental STEM Education Partnership Initiative and will join training seminars in June this year. This is a natural extension of our planning on how to assist with Robotics education in our area.
- NUBRIC is in the process of bringing a Professional Testing Center to New Ulm, in conjunction with PSI. Preliminary discussions have been completed and the search is on for a suitable facility which will enable us to provide a convenient location for individuals in Minnesota to take licensing and certification exams.
- NUBRIC has agreed and is currently participating with the EDA, and Chamber in the Business Intelligence Survey Program throughout 2026. With the goal of connecting with 50 local businesses to make sure their information is correct and get a pulse on the current business environment, what future plans are and how we all can help in their continued success.

**Steve Brown, President & CEO, New Ulm Business Resource Innovation Center (NUBRIC)**  
Cell.(775) 771-5280