

**CITY OF LE CENTER  
ECONOMIC DEVELOPMENT AUTHORITY (EDA)  
SPECIAL MEETING  
MONDAY, JUNE 8, 2026 – 4:30 PM  
10 W. TYRONE ST. LE CENTER, MN 56057**

**\*AGENDA\***

- 1. CALL TO ORDER**
- 2. APPROVE THE MINUTES FROM THE SPECIAL MEETING HELD MARCH 25, 2025**
- 3. REVOLVING LOAN AND MICRO LOAN PROGRAMS MEMO**
- 4. REVIEW UPDATED REVOLVING LOAN FUND (RLF) POLICY AND APPLICATION**
- 5. REVIEW UPDATED MICRO LOAN PROGRAM AND APPLICATION**
- 6. D & D PARTNERSHIP PROPERTY MEMO**
- 7. LE SUEUR COUNTY DATA CENTER ORDINANCE MEMO**
- 8. ADJOURNMENT**

**CITY OF LE CENTER  
ECONOMIC DEVELOPMENT AUTHORITY (EDA)  
SPECIAL MEETING  
WEDNESDAY, MARCH 25, 2026 – 4:30 PM  
10 W. TYRONE ST. LE CENTER, MN 56057**

**\* MINUTES \***

**1. CALL TO ORDER**

Present: Mayor Christian Harmeyer, Board Members Dennis Woelfel, Kevin Engel and Greg Traxler

Absent: Council Member Philip Campbell

Staff: EDA Director Dan Evans, Economic Development Specialist Jim Gromberg

**2. APPROVE THE MINUTES FROM THE SPECIAL MEETING HELD DECEMBER 22, 2025**

Motion by Engel, seconded by Harmeyer, to approve the Minutes as written. All in favor, motion carried.

**3. DISCUSS COMMUNITY SURVEY RESULTS**

The Le Center EDA has completed a community survey to help determine future strategic directions and identify key issues facing the city. Distributed with January utility bills and available at City Hall, the survey yielded 88 responses, reflecting a 10.7% residential response rate after excluding commercial accounts. To encourage participation, the city offered incentives including water bill credits and community pool passes; however, respondent identities were separated from the data to ensure complete anonymity. Overall, the results indicate that resident concerns largely align with the priorities already identified by the EDA, and this data will now be used to fine-tune the city's strategic plan and guide future resource allocation for growth and development.

In addition to shaping long-term planning, the survey data highlights specific areas where increased community communication is needed, such as clarifying how Le Center's tax rates and service expenditures compare to neighboring communities. The EDA discussed various methods for disseminating these findings, ranging from website postings to community meetings. Moving forward, the board intends to consolidate open-ended feedback into constructive categories to ensure public reports remain professional and focused on community improvement. The survey is considered a success and provides a foundational understanding of resident perspectives on the opportunities and challenges facing Le Center.

#### **4. DEVELOPING STRATEGIC PLAN**

The EDA reviewed the ongoing development of the City's strategic plan, a comprehensive framework designed to guide Le Center's long-term growth. While the initial planning process identified a broad range of initiatives, the Board discussed the necessity of narrowing these priorities to ensure they remain within the City's current operational capacity and available resources. A key component of this process was the recently completed community survey, which validated the EDA's identified priorities and ensured that the final strategic goals are attainable, implementable, and supported by the residents.

Based on this review and community feedback, the EDA formally identified five core goals to drive future development:

- 1. Comprehensive Community Growth Plan**
- 2. Strengthening Relationships with Existing Businesses**
- 3. Development of Additional Housing Opportunities**
- 4. Downtown and Commercial Area Revitalization**
- 5. Infrastructure Readiness for Future Growth**

The Board emphasized that these goals will be achieved through a series of coordinated, long-term efforts rather than single actions. The strategic plan is intended to be a flexible tool, allowing the EDA to adapt to new challenges while maintaining a focus on sustainable development and preserving the unique character of the Le Center community.

#### **5. REQUEST FUNDING – MN RIVER VALLEY SCENIC BYWAY ALLIANCE**

The Board discussed and determined that it was not appropriate to donate money to this alliance as there is no real economic benefit to our area.

#### **6. ADJOURNMENT**

Motion by Woelfel, seconded by Harmeyer, to adjourn the meeting at 5:36 p.m. All in favor, motion carried.

Dan Evans, City Administrator



## Memorandum

**To:** Le Center EDA  
Dan Evans, City Administrator

**From:** Jim Gromberg, Economic Development Consultant

**Date:** May 26, 2026

**Re:** Revolving Loan and Micro Loan Programs

---

Le Center created Revolving Loan Fund (RLF) and Micro Loan programs to assist local businesses with the updating and expansion of their facilities. These programs were established to help the City achieve its economic development goals of expanding the local tax base and creating employment opportunities. In addition to supporting those goals, the programs have contributed to the improvement of commercial buildings and businesses within the downtown area.

Over the past 20 years, the EDA has provided a number of loans to local businesses for facility expansions, building improvements, and the acquisition of machinery and equipment. In reviewing past EDA meeting minutes, staff developed the following timeline regarding the establishment and administration of the programs:

### Timeline:

02-26-2007	Region 9 Development informs the EDA that they will be charging for DRLF loan administration in the future. The EDA did not agree with the proposal and FNB offered to administer the program at no cost if necessary.
12-10-2007	EDA discusses the creation of loan program to assist businesses with the upgrading of their buildings.
10-03-2008	EDA discusses the buildings in the downtown and if a low interest loan program can be created. The EDA decides to discuss the idea in greater detail at a future meeting.
11-06-2009	The EDA reviewed Revolving Loan Fund application materials from the Cities of Belview and Gaylord for possible use in Le Center's program. The EDA adopted the Gaylord application materials with modifications replacing references to Gaylord with Le Center.
11-10-2009	City Council approves RLF application packet as proposed by the EDA.
02-05-2010	The EDA reviewed the finalized application materials and approved distribution of the RLF application packet by the City.
03-07-2011	EDA creates a Micro-Loan program. The program included a \$50 application fee, a maximum loan amount of \$5,000, a five-year term, and a 0.0% interest rate.
03-08-2011	The City Council approved the Micro Loan Program and application materials as recommended by the EDA.

While both loan programs have operated successfully for many years, the application materials do not clearly identify the approval authority or administrative process. Additionally, as the EDA has become more active in economic development activities, it is an appropriate time to review and update the EDA enabling resolution.

When the City Council adopted the enabling resolution establishing the EDA on March 10, 1987, the Council retained many of the powers that could otherwise have been delegated to the EDA. As the EDA's role in economic

development has expanded, updating the enabling resolution would help streamline administrative procedures and provide greater efficiency in the implementation of economic development programs.

In order to improve administrative efficiency, reduce duplication in the approval process, and streamline assistance for local businesses, the EDA should consider recommending that the City Council amend the enabling resolution to authorize the following:

- Approval authority for both the Revolving Loan Fund and Micro Loan programs would rest solely with the EDA.
- The EDA would be authorized to apply for grants related to economic development activities and programs.
- The EDA President and Executive Director would be authorized to execute documents associated with the RLF and Micro Loan programs.

The EDA would continue to provide regular reports to the City Council regarding loan applications, loan status updates, and other economic development activities. Following EDA recommendation, the City Council would conduct a public hearing on the proposed amendment to the enabling resolution prior to formal consideration and adoption.

Attached is the proposed amended enabling resolution reflecting the recommended changes to the EDA's authority and responsibilities.

ENABLING RESOLUTION

At a meeting of the Common Council in and for the City of  
Le Center, Minnesota, which meeting was duly called and held on the  
10th day of March, 1987, at 7:30 p.m., the following  
Alderman were present:

Roger Vollmer  
Eugene Braun

Beverly Kroll  
Gary Factor

The following Alderman were absent:

None

The following Resolution was offered by Alderman Roger Vollmer,  
who duly moved for its adoption:

WHEREAS, the Minnesota State Legislature has enacted  
legislation providing all cities and municipalities with the  
authority to create an economic development authority; and,

WHEREAS, such an authority would greatly facilitate strategic  
planning and goal setting for the long range development of the City  
of Le Center; and,

WHEREAS, such an authority would aid in the administration of  
financial and organizational plans for future community development  
projects, including but not limited to application and  
administration of grants; and,

WHEREAS, such an authority would be instrumental in initiating  
and/or answering inquiries related to industrial development of the  
community, and the procedures necessary as follow up to accomodate  
any such industries plans; and,

WHEREAS, such an authority would help provide technical and financial assistance to new retail businesses, and existing retail businesses, to help insure their survival.

NOW, THEREFORE, BE IT RESOLVED by the Common Council in and for the City of Le Center that pursuant to Minnesota Statutes 458C.01 through 458C.23 the City of Le Center, establish and create an economic development authority consisting of five (5) commissioners and subject to the following limitations upon their actions and authority:

- (1) That the authority must not exercise any powers without the prior approval of the City Council;
- (2) That, except when previously pledged by the authority, the City Council may, by resolution, require the authority to transfer any portion of the reserves generated by activities of the authority that the City Council determines is not necessary for the successful operation of the authority, to the debt service fund of the City, to be used solely to reduce tax levies for bonded indebtedness of the City;
- (3) That the sale of all bonds or obligations issued by the authority be approved by the City Council before issuance;
- (4) That the authority follow the budget process for City departments as provided by the City and as implemented by the City Council and Mayor;
- (5) That all official actions of the authority must be consistent with the adopted comprehensive plan of the

City, and any official controls implemented by the comprehensive plan;

- (6) That the authority submit all planned activities for influencing the action of any other governmental agency, subdivision, or body to the City Council for approval;
- (7) That the authority submit its administrative structure and management practices to the City Council for approval.

Said Resolution being duly seconded by Alderman Beverly Kroll and put to a vote, voting in favor thereof were Alderman:

Roger Vollmer  
Eugene Braun

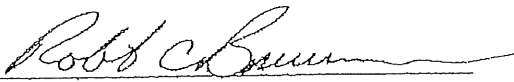
Beverly Kroll  
Gary Factor

Voting against said Resolution:

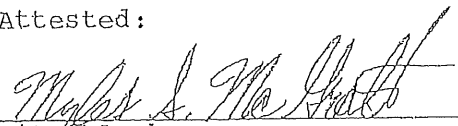
None

Motion carried.

Approved this 10th day of March, 1987.

  
\_\_\_\_\_  
Mayor

Attested:

  
\_\_\_\_\_  
City Clerk

**CITY OF LE CENTER  
RESOLUTION NO. 2026\_**

**AMENDING AND RESTATING THE ENABLING RESOLUTION ESTABLISHING AN  
ECONOMIC DEVELOPMENT AUTHORITY FOR THE CITY OF LE CENTER,  
MINNESOTA**

**WHEREAS**, the City is authorized by Minnesota Statutes, Chapter 469 (the “Act”) and specifically, Section 469.091, to establish an Economic Development Authority (hereinafter the “EDA”) to coordinate and administrator economic development and redevelopment plans and programs of the City of Le Center; and

**WHEREAS**, a public hearing was held on March 10, 1987 for the establishment of an EDA pursuant to Minnesota Statutes prior to the adoption of a Resolution titled “Enabling Resolution Creating Economic Development Authority”; and

**WHEREAS**, The City council adopted a resolution creating the Le Center EDA on March 10, 1987; and

**WHEREAS**, an EDA would facilitate and assist economic development in the City of Le Center by directly involving certain groups and agencies in the process; and

**WHEREAS**, such Authority will increase the overall efficiency of business recruitment, to the greatest benefit of the entire community; and

**WHEREAS**, the City is authorized by Minnesota Statutes, Chapter 469, Section 192 to create and make loans to businesses; and

**WHEREAS**, the City has created Revolving Loan Program on November 10, 2009 to assist local businesses; and

**WHEREAS**, the City has created Micro Loan Program on March 8, 2011 to assist local businesses; and

**WHEREAS**, the City Adopted Resolution 2025Q on September 9, 2025 approving and establishing the by-laws for the Le Center EDA; and

**WHEREAS**, the City desires to amend the enabling resolution for the EDA as hereinafter set forth, pursuant to Minnesota Statutes Section 429.093; and

**WHEREAS**, a public hearing has been held for this amendment to the enabling resolution of the EDA pursuant to Minnesota Statutes Section 469.093; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LE CENTER MINNESOTA:**

1. The EDA will be authorized to administer and approve any loan programs created by the City Council for economic development purposes.
2. The Micro Loan and Revolving Loan Programs shall be reviewed and approved by the Le Center EDA.
3. The Micro Loan and Revolving Loan Programs shall be administered by the Le Center EDA.
4. The Le Center EDA shall report to the City Council regularly on the status of any current or proposed loans under the programs.
5. The Le Center EDA President and EDA Executive Director shall be authorized to sign all documents associated with the Micro Loan and Revolving Loan programs.
6. The Le Center EDA is authorized to apply for grants and funding opportunities for the completion of economic development activities.

Adopted by the City Council of Le Center, Minnesota on this 14<sup>th</sup> day of July 2026.

---

Christian Harmeyer, Mayor

Attest:

---

Dan Evans, City Administrator

# City of Le Center

## Revolving Loan Fund (RLF) Policy

### Section 1. Purpose of the Fund

The purpose of the Revolving Loan Fund (RLF) is to provide financial assistance to existing and new businesses through coordinated public and private investment in order to promote business development, property improvement, and job creation within the City of Le Center.

The Revolving Loan Fund is established to provide a city-wide low-interest, longer-term financing program that supports:

- Improvements to the appearance, structural condition, and operational efficiency of commercial properties;
- Development of new industrial and commercial enterprises;
- Retention and expansion of existing businesses; and
- Preservation and creation of employment opportunities within the community.

Priority shall be given to applicants who demonstrate that, without access to financing through the RLF, the proposed project would not be financially feasible or the business would be unlikely to locate or expand within Le Center.

In evaluating loan applications, the Le Center Economic Development Authority (EDA) may consider the following factors:

- Date of application submission;
- Extent to which revolving loan funds leverage total project investment;
- Number and quality of new or retained jobs;
- Rehabilitation and productive reuse of vacant or underutilized structures; and
- Degree of private capital investment leveraged by the project.

### Section 2. Participation and Financing

The Revolving Loan Fund shall operate as a public-private financing partnership between the EDA and participating lenders.

The RLF may finance up to 50 percent of an eligible project, not to exceed \$30,000 per loan.

The interest rate for RLF loans shall be established by the EDA on a case-by-case basis seeking to maintain rates below prevailing market conditions. The EDA reserves the right to adjust rates when necessary to support economic development objectives.

Matching funds equal to or greater than the RLF amount must be provided by a participating lender.

Borrower equity requirements shall be determined by the participating lender based on project risk and financing structure.

The EDA may require submission of a five-year job creation projections. Loan participation may be limited to \$5,000 per job created, not to exceed the maximum RLF participation amount of \$30,000.

Program administration shall be shared between the EDA and participating lenders:

- The EDA shall coordinate the program with business and community development organizations;
- Participating lenders shall execute a Participation Agreement with the EDA and administer the program's financing in accordance with this policy.

### **Section 3. Loan Terms and Conditions**

#### **A. RLF and Lender Participation**

The RLF and participating lender shall jointly finance eligible projects, with the RLF providing up to 50 percent of total financing.

#### **B. Maximum Loan Amount**

The maximum RLF participation shall be \$30,000. Participating lenders may exceed this amount for their portion of project financing.

#### **C. Interest Rates**

RLF loans shall carry an interest rate as set by the EDA and shall remain subordinate to lender financing.

#### **D. Loan Term**

The RLF loan term shall not exceed ten (10) year amortization with monthly payments.

No prepayment penalty shall apply.

All RLF loans shall contain a demand clause allowing immediate repayment if:

- The business relocates outside city limits; or
- The business ceases operation; or
- Ownership changes without prior approval.

#### **E. Late Payment Fee**

Late fees shall be assessed in accordance with the lenders process and terms.

#### **F. Collateral Requirements**

The participating lender shall determine borrower creditworthiness, subject to final RLF approval. The lender shall:

- Recommend required collateral;
- Hold senior lien position on collateral; and
- File all necessary lien documents.

The EDA may file subordinate liens behind the primary lender.

Secondary liens involving contract-for-deed properties must be acknowledged by the contract holder.

All loan documentation costs shall be the responsibility of the borrower.

**G. Loan Disbursement**

The EDA shall disburse approved RLF funds to the participating lender in a lump sum.

The lender shall manage all project disbursements in accordance with its lending procedures.

**H. Lien Waivers**

The lender shall collect lien waivers and any other supporting documentation deemed necessary prior to final disbursement.

**I. Payments**

The lender shall act as the EDA's agent for the collection of payments for the loan and disburse the EDA's portion of the funding in accordance with their procedures.

## **Section 4. Eligibility Criteria**

**Eligible Applicants include:**

- Individual owners;
- Partnerships;
- Limited Liability Companies (LLCs);
- Corporations;
- Tenant operators; and
- Contract-for-deed purchasers.

**Applicants must:**

- Demonstrate ability to repay the loan;
- Meet lender credit standards;
- Obtain a lender commitment letter prior to EDA approval;
- Be located within Le Center city limits or the orderly annexation area;
- Be a conforming or legally nonconforming use under zoning regulations;
- Obtain required building permits prior to disbursement; and
- Pass all required inspections upon project completion.

## **Section 5. Eligible Uses of Loan Funds**

**Eligible uses include:**

**A. Health and Safety Corrections**

Correction of all code deficiencies affecting health and safety.

## **B. Exterior Improvements**

Eligible exterior costs include:

- Building façade improvements;
- Cleaning, painting, and staining;
- Masonry repair;
- Doors, windows, awnings, and entrances;
- Sign removal or replacement;
- Architectural design services;
- Parking lot improvements;
- Building identification;
- Roofing;
- Energy conservation measures;
- Handicap accessibility improvements;
- Streetscape costs not covered by assessments; and
- Building permits.

## **C. Interior Improvements**

Eligible fixed interior improvements include:

- Walls, ceilings, and flooring;
- Lighting, windows, and entrances;
- Electrical, plumbing, HVAC, and mechanical systems;
- Architectural modifications;
- Energy improvements; and
- Professional design and engineering fees.

## **D. New Industrial Construction**

Eligible costs include:

- Site preparation;
- Building construction;
- Professional services;
- Fixed building assets.

## **E. Production Equipment**

Eligible production equipment must:

- Increase business productivity; and
- Contribute to business expansion or job creation.
- Replacement equipment is generally ineligible unless job creation is demonstrated.

## **F. Existing Structures**

Funds may be used for acquisition of existing structures. Demolition costs require prior EDA approval.

## **Section 6. Ineligible Uses of Funds**

**Ineligible uses include:**

- Refinancing existing debt;
- Non-fixed improvements;
- Working capital;
- Inventory; and
- Sweat equity.

## **Section 7. Improvements Completed Prior to Loan Closing**

Pre-closing improvements may be eligible only if:

- A completed loan application has been submitted;
- Lender and EDA commitments have been issued;
- Health and safety requirements are included; and
- Final bids have been received.

Any pre-approval work undertaken is at the sole risk of the applicant until final EDA approval and loan closing.

## **Section 8. Contracting and Construction Requirements**

Applicants shall submit:

- A completed loan application;
- Scope of work documentation;
- Cost estimates;
- Inspection authorization; and
- Any additional documentation required by the EDA.

All contractors and subcontractors must:

- Be properly licensed;
- Meet lender insurance and bonding requirements; and
- Demonstrate financial and technical capacity.

Project quality and progress shall be monitored by:

- The loan recipient;
- Contractor;
- Lender; and
- EDA, as needed.

Final payment shall follow the requirements of the participating lender including all building permit requirements. All eligible work shall include participating lenders warranty requirements.

## **Section 9. Application Fee**

A non-refundable application fee of \$150.00 shall be paid by the applicant at the submittal of the application. The participating lender shall collect and remit the fee to the EDA.

## **Section 10. Approval Authority**

The EDA shall serve as the final approval authority for all Revolving Loan Fund applications.

The EDA shall:

- Review applications;
- Evaluate project eligibility; and
- Approve or deny the proposed loan; and
- Report monthly all loan activity to the City Council.

The EDA reserves the right to evaluate each application on its individual merits.

Applicants interested in participating in the Revolving Loan Fund Program should contact the City Administrator's Office.

### Application Checklist

1. Meet with city to determine if project meets program guidelines.....
2. Apply to lender for preliminary financing approval.....
3. Signed RLF Loan Application Certification.....
4. Complete RLF application for project including application fee .....
5. Bids/cost projections for project .....
6. Commitment letter from lender .....
7. Bids for proposed work .....
8. Approval of building owner for proposed improvements .....
9. Closing documents for lender .....

# Le Center EDA Revolving Loan Fund Program

## Loan Application Certification

I, the undersigned, acknowledge that I have read and understand the document entitled “*Le Center EDA Revolving Loan Fund Program*” and agree to comply with all terms and conditions contained therein.

I further acknowledge that the information contained in the Revolving Loan Fund (RLF) application is true and correct to the best of my knowledge.

I further acknowledge that any inspection conducted by the City under this program is solely for the purpose of determining program eligibility and does not constitute a representation or warranty of the condition of the property.

I understand that submission of an application does not guarantee loan approval or funding.

I understand that “approval” is defined as specific, written authorization from both the Le Center Economic Development Authority (EDA) and the participating lender.

I further understand that any work undertaken prior to receiving written approval from both the EDA and the lender will be considered ineligible for funding, unless expressly waived in writing by both parties in accordance with program guidelines.

I acknowledge that repayment of funds advanced under the RLF will commence in accordance with the lender’s established payment procedures.

In carrying out any work financed through this loan, I agree to require that all contractors comply with all applicable local, state, and federal laws. I further agree that, in the operation of my business, I will comply with all applicable local, state, and federal laws, including those governing Equal Opportunity Employment.

\_\_\_\_\_  
Business Name

\_\_\_\_\_  
Applicant Name (Printed)

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

## City of Le Center, Minnesota

### Revolving Loan Fund Application

Business Name: _____ Business Address: _____ Applicant(s) Name: _____ Owner(s) Name: _____ E-Mail: _____ Phone: _____ Cell: _____ Amount of assistance requested: \$ _____ (Limit \$30,000)	<p style="text-align: center;"><i>For office use only:</i></p> Application # _____ Date Received _____ Compliance w/Code _____ Compliance w/Business Subsidy Policy Goals _____ Filing Fee Paid _____
---	---

### Project Information

Project start date: _____ Project end date: _____ Please attach a description of the proposed project including a sketch plan and/or site plan.																																	
<table style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left; padding: 5px;">Estimated Costs (please itemize)</th> </tr> <tr> <td style="padding: 5px;">_____</td> <td style="padding: 5px;">\$ _____</td> </tr> <tr> <td style="padding: 5px;">_____</td> <td style="padding: 5px;">\$ _____</td> </tr> <tr> <td style="padding: 5px;">_____</td> <td style="padding: 5px;">\$ _____</td> </tr> <tr> <td style="padding: 5px;">_____</td> <td style="padding: 5px;">\$ _____</td> </tr> <tr> <td style="padding: 5px;">_____</td> <td style="padding: 5px;">\$ _____</td> </tr> <tr> <td style="padding: 5px;">_____</td> <td style="padding: 5px;">\$ _____</td> </tr> <tr> <td style="padding: 5px;">Total Costs</td> <td style="padding: 5px;">\$ _____</td> </tr> </table>	Estimated Costs (please itemize)		_____	\$ _____	_____	\$ _____	_____	\$ _____	_____	\$ _____	_____	\$ _____	_____	\$ _____	Total Costs	\$ _____	<table style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left; padding: 5px;">Financing Sources (please itemize)</th> </tr> <tr> <td style="padding: 5px;">_____</td> <td style="padding: 5px;">\$ _____</td> </tr> <tr> <td style="padding: 5px;">_____</td> <td style="padding: 5px;">\$ _____</td> </tr> <tr> <td style="padding: 5px;">_____</td> <td style="padding: 5px;">\$ _____</td> </tr> <tr> <td style="padding: 5px;">_____</td> <td style="padding: 5px;">\$ _____</td> </tr> <tr> <td style="padding: 5px;">_____</td> <td style="padding: 5px;">\$ _____</td> </tr> <tr> <td style="padding: 5px;">_____</td> <td style="padding: 5px;">\$ _____</td> </tr> <tr> <td style="padding: 5px;">Total Funds</td> <td style="padding: 5px;">\$ _____</td> </tr> </table>	Financing Sources (please itemize)		_____	\$ _____	_____	\$ _____	_____	\$ _____	_____	\$ _____	_____	\$ _____	_____	\$ _____	Total Funds	\$ _____
Estimated Costs (please itemize)																																	
_____	\$ _____																																
_____	\$ _____																																
_____	\$ _____																																
_____	\$ _____																																
_____	\$ _____																																
_____	\$ _____																																
Total Costs	\$ _____																																
Financing Sources (please itemize)																																	
_____	\$ _____																																
_____	\$ _____																																
_____	\$ _____																																
_____	\$ _____																																
_____	\$ _____																																
_____	\$ _____																																
Total Funds	\$ _____																																
Is the building leased or owned: <input type="checkbox"/> Leased <input type="checkbox"/> Owned Estimated value before & after project completion: \$ _____ Size of Building: _____ sq. ft. Building Type: _____ Function of Building: _____																																	

### Public Purpose Information

What benefits will the City and its residents gain if assistance is provided?		
_____ Job Creation	_____ Tax Base Expansion/Stabilization	_____ Business Retention/Expansion
_____ Rehabilitation	_____ Exterior Maintenance & Renovation	_____ Code Compliance
_____ Blight Removal	_____ Façade Enhancement	_____ Other (please list)

### Ownership/Company Information

Type of company organization: (corporation, etc.):  Partnership  Corporation  LLC  Proprietorship  
 Specify \_\_\_\_\_

Is there a parent company?  Yes  No      Contact Info: \_\_\_\_\_

*If there is a parent company, please describe the relationship in detail.*

Federal Tax Number/SSN: \_\_\_\_\_      Years in Operation: \_\_\_\_\_

Has the business, owners or parent company ever declared bankruptcy?  Yes  No

*If yes is checked, please attach information concerning the bankruptcy.*

Has the business received a business subsidy, for this or any other project, from another any unit of government during the past 5 years excluding the SBA?  Yes  No

*If yes is checked, please attach a description of the subsidy and by whom it was provided.*

### Bank Information

Name of Bank: \_\_\_\_\_      Loan Officer: \_\_\_\_\_

Bank Address: \_\_\_\_\_      Phone Number: \_\_\_\_\_

### Application Fee & Signature

This application must be accompanied by a **\$150 filing fee**. The applicant agrees to provide additional information if requested by the City.

\_\_\_\_\_  
Applicant Signature      Title      Date

\_\_\_\_\_  
Building Owner Name (printed)      Signature      Date

# **City of Le Center**

## **Micro Loan Program Policy**

### **Section 1. Purpose**

The purpose of the Micro Loan Program is to provide financial assistance to eligible businesses for building improvements, site improvements, equipment purchases, and other eligible activities that support business retention, expansion, and long-term sustainability within the City. The program is intended to supplement private lending whenever possible.

The program is intended to encourage reinvestment in commercial properties, improve compliance with city codes, reduce blight, strengthen the local business environment, and support the continued development of a welcoming and attractive business district.

### **Section 2. Program Administration**

The Micro Loan Program shall be administered by the Economic Development Authority (EDA), with administrative support provided by City staff.

City staff shall be responsible for receiving applications, reviewing submitted materials for completeness, preparing applications for consideration by the EDA, and coordinating loan documentation and disbursement following approval. Whenever possible, city staff will work with the applicant's lender to provide loan administration.

### **Section 3. Eligible Applicants**

Eligible applicants shall include businesses located within Le Center or the orderly annexation area, that demonstrate a need for financing related to eligible business improvements or investments.

Applicants must be in good standing with the City, including compliance with local ordinances, utility accounts, taxes, and licensing requirements.

### **Section 4. Eligible Uses of Funds**

Loan funds may be used for eligible costs including, but not limited to:

- Exterior building improvements
- Site improvements
- Equipment purchases
- Blight removal
- Improvements required for city code compliance
- Accessibility improvements
- Permanent fixtures related to business operations

Loan funds shall not be used for working capital, inventory, payroll, refinancing existing debt, or other purposes determined ineligible by the EDA.

**Section 5. Loan Terms**

1. The maximum loan amount shall be \$5,000 per applicant, unless otherwise approved by the EDA.
2. Loan terms shall not exceed five (5) years.
3. Interest rates shall be established by the EDA at the time of approval.
4. Monthly payments shall be required until the loan is fully repaid.
5. No prepayment penalty.
6. Loan awards shall be subject to availability of program funds.

**Section 6. Application Process**

Applicants shall submit a completed application on forms provided by the City.

Upon receipt of an application:

1. City staff shall review the application for completeness and eligibility.
2. Complete applications shall be forwarded to the next scheduled EDA meeting.
3. The EDA shall approve, deny the application based on program criteria and available funding.

**Section 7. Approval Criteria**

Applications may be evaluated based on, but not limited to, the following criteria:

- Benefit to the business and community
- Improvement to building appearance or functionality
- Advancement of code compliance
- Contribution to blight reduction
- Demonstrated financial need and project feasibility
- Availability of other financing sources

**Section 8. Loan Documentation and Disbursement**

Following approval, applicants shall execute all required loan documents prior to disbursement of funds.

Disbursement of funds may be made directly to the applicant, contractor, vendor, or supplier as determined appropriate by the EDA or lending partner.

**Section 9. Program Intent**

The Micro Loan Program is intended to supplement traditional financing whenever possible. In circumstances where traditional financing is unavailable or insufficient, the program may serve as a primary financing source at the discretion of the EDA.

## **Section 10. Reservation of Authority**

The EDA reserves the right to modify program guidelines, establish additional requirements, deny applications, or suspend program funding based on available resources and community priorities.

# City of Le Center, Minnesota

## Micro-Business Loan Fund Application

Business Name: _____ Business Address: _____ Owner(s): _____ E*Mail _____ Phone: _____ Cell: _____ Amount of assistance requested: \$ _____ (Limit \$5,000)	<p style="text-align: center;"><i>For office use only:</i></p> Application # _____ Date Received _____ Compliance w/Code _____ Compliance w/Business Subsidy Policy Goals _____ Filing Fee Paid _____
--	---

### Project Information

Project start date: _____ Project end date: _____ Please attach a description of the proposed project including a sketch plan and/or site plan.	
<b>Estimated Costs (please itemize)</b>  _____ \$ _____ _____ \$ _____ _____ \$ _____ _____ \$ _____ _____ \$ _____ _____ \$ _____ _____ \$ _____ Total Costs \$ _____	<b>Financing Sources (please itemize)</b>  _____ \$ _____ _____ \$ _____ _____ \$ _____ _____ \$ _____ _____ \$ _____ _____ \$ _____ _____ \$ _____ Total Funds \$ _____
Is the building leased or owned: <input type="checkbox"/> Leased <input type="checkbox"/> Owned Estimated value before & after project completion: \$ _____ Size of Building: _____ sq. ft. Building Type: _____ Function of Building: _____	

### **Public Purpose Information**

What benefits will the City and its residents gain if assistance is provided?		
_____ Site Improvements	_____ Exterior Building Improvements	_____ Equipment Purchase
_____ Blight Removal	_____ Code Compliance	_____ Accessibility Improvements
_____ Permanent Fixtures Related to Business Operations	_____ Other (please list)	





## Memorandum

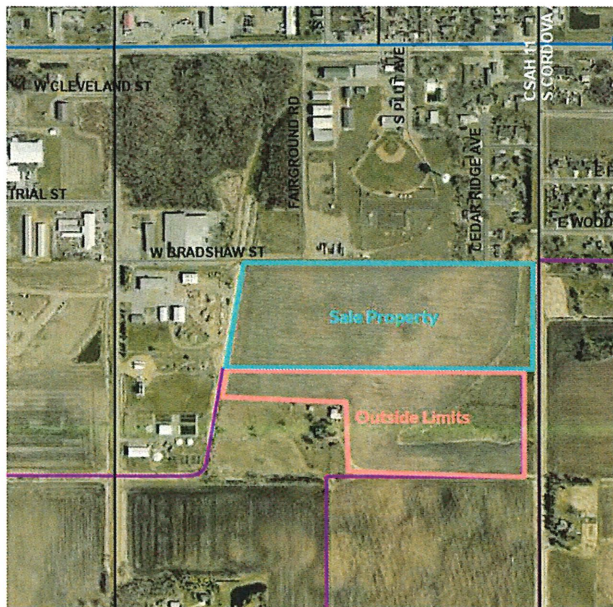
**To:** Le Center EDA  
Dan Evans, City Administrator

**From:** Jim Gromberg, Economic Development Consultant

**Date:** May 26, 2026

**Re:** D & D Partnership Property

The Le Center EDA and City Council have previously discussed the potential acquisition of approximately 30 acres currently owned by D & D Partnership, located south of the fairgrounds. The 30-acre portion is currently located within the city limits, while the remaining approximately 19 acres identified in the auction materials are located within the township. The map below illustrates the location and relationship of the property.



The City has discussed the possibility of exchanging a portion of the approximately 80 acres currently owned by the City, located further south, for the D & D Partnership property. The intent of the potential land exchange would be to help guide future development of the area in a manner that provides the greatest long-term benefit to the community

The realtor handling the auction contacted the Building Official to discuss potential development requirements and limitations associated with the property. After providing general zoning and development information, the Building Official informed the City Administrator of the potential opportunity regarding the property and possible land exchange discussions.

Through the City's economic development consultant, the City contacted the realtor to discuss both the potential land exchange and D & D Partnership's future

plans for the property. Based on those discussions, several significant issues were identified:

- The realtor wanted the city to confirm that the land swap would be for the entire 80-acre parcel. This confirmation would require council approval and the required process for the sale/transfer of city property.
- The additional 19+/- acres is not currently in the city limits and would require annexation by ordinance which would be required to follow the state process for annexations.
- The realtor indicated that their timeline was 7-10 days for the completion of the land swap.

Following discussions with the realtor, it was determined that the City could not reasonably meet the proposed timeline due to the procedural and legal requirements associated with a land exchange and potential annexation. The City indicated that, should the auction process not meet the property owners' objectives, it would remain interested in future discussions regarding a potential land exchange and the long-term development of the area.



## Memorandum

**To:** Le Center EDA  
Dan Evans, City Administrator

**From:** Jim Gromberg, Economic Development Consultant

**Date:** June 2, 2026

**Re:** Le Sueur County Data Center Ordinance

---

Le Sueur County recently adopted an interim ordinance establishing a 12-month moratorium on the development of new data centers within the county. This action is a response to the increasing number of large-scale data center projects being proposed throughout Minnesota and the potential impacts these facilities may have on local infrastructure, utilities, and land use planning.

Similar to the emergence of utility-scale solar developments several years ago, county zoning regulations currently do not specifically address the development of data centers. The following information will help the EDA understanding these facilities and the issues surrounding their development, providing an overview of the different types of data centers and their potential impacts on communities.

### **Types of Data Centers**

There are three primary categories of data centers:

#### **Enterprise Data Centers**

Enterprise data centers are privately owned and operated facilities that manage an organization's proprietary information technology (IT) systems and data. These facilities typically house between 2,000 and 5,000 servers within buildings ranging from approximately 20,000 to 100,000 square feet. Depending on their size and function, they may require substantial electrical service but are generally integrated into traditional industrial or business park settings.

#### **Colocation Data Centers**

Colocation facilities are third-party data centers that lease space, power, cooling, and network infrastructure to multiple organizations. Businesses utilize these facilities to reduce the costs associated with maintaining their own data center infrastructure. Some large colocation facilities, commonly referred to as "carrier hotels" host numerous independent data center operations within a single building. These facilities are typically located along major fiber-optic network corridors. In Minnesota, the 511 Building in Minneapolis is an example of this type of facility.

## **Hyperscale Data Centers**

Hyperscale data centers are large-scale facilities developed primarily by major technology companies such as Amazon, Google, Microsoft, and other cloud service providers. These facilities support cloud computing, artificial intelligence (AI), and other high-volume computing applications.

A hyperscale data center is generally characterized by:

- More than 5,000 servers
- At least 100,000 square feet of building area
- Electrical demand exceeding 100 megawatts (MW)
- Large campuses that may encompass 100 acres or more and contain multiple buildings

## **Community Impacts**

Enterprise and colocation data centers are commonly located within industrial parks and generally resemble conventional industrial buildings. These facilities often feature security fencing and restricted access but generate relatively little traffic and employ a modest workforce. In many communities, they operate with little public attention and are viewed as another form of industrial development.

Utility demands associated with enterprise and colocation facilities are typically comparable to other industrial users and generally do not require significant upgrades to municipal water, sewer, or electrical infrastructure.

Hyperscale data centers, however, are substantially different due to their size and utility requirements. As with any development encompassing more than 100 acres, these projects require extensive planning and infrastructure coordination. It is these large-scale facilities that are likely the primary focus of the county's moratorium.

Hyperscale projects have been proposed in several Minnesota communities, including Pine Island, Hermantown, Monticello, and Farmington causing strong reactions in the communities.

## **Site Selection Considerations**

When evaluating potential locations for a hyperscale facility, the most important consideration is the availability of electrical power. These facilities are typically located on or near major high-voltage transmission lines capable of delivering the substantial electrical capacity required for operations.

Access to transmission infrastructure serves two purposes:

- Providing sufficient electrical power to operate the facility.
- Allowing renewable energy generated on-site, such as solar power, to be integrated into the regional electrical grid.

Water availability is generally a secondary consideration. While some data centers use water-based cooling systems, technological advancements have significantly reduced water consumption through alternative cooling methods and improved efficiency. Many modern facilities require their greatest water demand during system startup and commissioning, while ongoing operational usage is often comparable to other industrial users.

The fact that several major hyperscale facilities have been developed in arid regions such as Arizona demonstrates that access to large water supplies is not always the determining factor in site selection.

Based on current industry trends and site selection criteria, Le Center does not appear to be a likely candidate for a hyperscale data center development. The city does not have direct access to a major high-voltage transmission corridor, which is typically one of the most critical requirements for these facilities.

Le Center may, however, be a viable location for smaller enterprise or colocation data centers. These facilities generally have a much smaller physical footprint, lower infrastructure demands, and are compatible with traditional industrial development patterns. As such, they can provide economic benefits to the community while avoiding many of the infrastructure and land use challenges associated with hyperscale facilities.

While the county's moratorium applies to all data center development, much of the public discussion and regulatory concern is focused on hyperscale facilities due to their size and infrastructure demands. Enterprise and colocation facilities generally function as traditional industrial uses and are typically compatible with existing business park and industrial zoning districts.