

Lamberton EDA Minutes  
February 10, 2020 • 5:15 p.m.

The Lamberton EDA met in the city council room on February 10, 2020 with Board Members L. Sik, C. Stavnes, M. Bents, R. Arkell and M Peterson were present.

Chair Arkell called the meeting to order. On a motion by Sik and seconded by Stavnes to approve the amended agenda by adding solar garden and future EDA members. Motion carried.

Sik moved and Bents seconded to approve the December 9, 2020 minutes. Motion carried.

Peterson discussed the treasurer report and the status of the EDA business loans. Letters were sent out to all delinquent borrowers after our December 9th meeting. Since that time Schaffran made a \$300 payment towards being brought current as stated by Bill after the first of the year. The loan is currently 9 months in the arrears after the last payment was made. Sik said that he will talk to him about getting delinquent payments caught up. Mile's Auto hasn't made a payment since the December 9<sup>th</sup> meeting and is also currently 8 and 1 partial months in the arrears. Stavnes volunteered to contact him about his delinquent payments. It was discussed about the future process on sending letters. Peterson mentioned that she is capable now to send out invoices to late loans with the new program that she has now. It was thought that it would be a good reminder to send out invoices to delinquent borrowers. By weeks end a letter to delinquent borrowers will be sent out to get current and if not brought current to invite them to the EDA's next meeting to discuss their loan issue. Discussion on ACH payments for delinquent loans and future loan requests. It was mentioned that we should, as an EDA, to highly recommend and offer this repayment option. Peterson was going to get the exact cost on this for the next meeting. In January the City Council approved to write off Lamberton Meats loan as requested by the EDA. After all discussion, it was moved by Sik and seconded by Arkell to approve the treasurer's report. Motion carried.

Old Business was next. No topics were brought up to discuss.

New Business was next. Bents informed the Board that it was brought to his attention about doing a Solar Garden in the EDA land west of town. There could be some benefits to the City and future revenue income. Stavnes mentioned that he was at a show in which he was next to some solar companies and talked about some benefits / rebates to the customer and revenue / lease income for up to 25 years. EDA members will gather some info from surrounding communities that have these solar gardens in order to get contacts for possible assessment of this. It was brought up that a previously contacted land owner by the EDA to swap land had some concerns on their property tax on land adjacent to the City of Lamberton. Contact will be made to see their concerns and reopen the potential land swap again. Arkell asked the EDA

about future Board member contacts. He had mentioned to Debbie Vollmer (previous EDA director) if she would be interested to be on the Board beings Craig Wetter would like to get off. She said that she would consider that. Arkell also asked the question of the plan of getting a new EDA director. Sik mentioned that the City is in the works of getting a plan together for this.

Other topics were discussed. No update or reply on the Hubert houses / lots. There was no update on the SDRC on the Lamberton Meats building. It was asked about the progress on Chasing Our Tails in Tracy and if it was still progressing. There has been some other business buildings bought and an addition to the Salmon Building. Stavnes gave an update on the US Bank building. He had contacted the realtor on the property to ask about an interest and was informed that the sellers were probably going to reduce the price.

With no further business to discuss, Sik moved and Stavnes seconded to adjourn the meeting at 6:15 p.m. All voted in favor, motioned carried.

The next EDA meeting is scheduled for Monday February 9, 2020 @ 5:15 p.m.

Respectfully Submitted,

Michael Bents, Secretary

Lamberton EDA **Amended** Minutes  
February 10, 2020 • 5:15 p.m.

The Lamberton EDA met in the city council room on February 10, 2020 with Board Members L. Sik, C. Stavnes, M. Bents, R. Arkell and M Peterson were present.

Chair Arkell called the meeting to order. On a motion by Sik and seconded by Stavnes to approve the amended agenda by adding solar garden and future EDA members. Motion carried.

Sik moved and Bents seconded to approve the December 9, 2020 minutes. Motion carried.

Peterson discussed the treasurer report and the status of the EDA business loans. Letters were sent out to all delinquent borrowers after our December 9th meeting. Since that time Schaffran made a \$300 payment towards being brought current as stated by Bill after the first of the year. The loan is currently 9 months in the arrears after the last payment was made. Sik said that he will talk to him about getting delinquent payments caught up. Mile's Auto hasn't made a payment since the December 9<sup>th</sup> meeting and is also currently 8 and 1 partial months in the arrears. Stavnes volunteered to contact him about his delinquent payments. It was discussed about the future process on sending letters. Peterson mentioned that she is capable now to send out invoices to late loans with the new program that she has now. It was thought that it would be a good reminder to send out invoices to delinquent borrowers. By weeks end a letter to delinquent borrowers will be sent out to get current and if not brought current to invite them to the EDA's next meeting to discuss their loan issue. Discussion on ACH payments for delinquent loans and future loan requests. It was mentioned that we should, as an EDA, to highly recommend and offer this repayment option. Peterson was going to get the exact cost on this for the next meeting. In January the City Council approved to write off Lamberton Meats loan as requested by the EDA. After all discussion, it was moved by Sik and seconded by Arkell to approve the treasurer's report. Motion carried.

Old Business was next. No topics were brought up to discuss.

New Business was next. Bents informed the Board that it was brought to his attention about doing a Solar Garden in the EDA land west of town. There could be some benefits to the City and future revenue income. Stavnes mentioned that he was at a show in which he was next to some solar companies and talked about some benefits / rebates to the customer and revenue / lease income for up to 25 years. EDA members will gather some info from surrounding communities that have these solar gardens in order to get contacts for possible assessment of this. It was brought up that a previously contacted land owner by the EDA to swap land had some concerns on their property tax on land adjacent to the City of Lamberton. Contact will be made to see their concerns and reopen the potential land swap again. Arkell asked the EDA

about future Board member contacts. ~~He had mentioned to~~ (Replaced by) Arkell brought up ~~that maybe~~ Debbie Vollmer (previous EDA director) ~~if she~~ would be interested to be on the Board beings Craig Wetter would like to get off. ~~She said that she would consider that.~~ Arkell also asked the question of the plan of getting a new EDA director. Sik mentioned that the City is in the works of getting a plan together for this.

Other topics were discussed. No update or reply on the Hubert houses / lots. There was no update on the SDRC on the Lamberton Meats building. It was asked about the progress on Chasing Our Tails in Tracy and if it was still progressing. There has been some other business buildings bought and an addition to the Salmon Building. Stavnes gave an update on the US Bank building. He had contacted the realitor on the property to ask about an interest and was informed that the sellers were probably going to reduce the price.

With no further business to discuss, Sik moved and Stavnes seconded to adjourn the meeting at 6:15 p.m. All voted in favor, motioned carried.

The next EDA meeting is scheduled for Monday February 9, 2020 @ 5:15 p.m.

Respectfully Submitted,

Michael Bents, Secretary

Lamberton EDA Minutes  
March 09, 2020 • 5:15 p.m.

The Lamberton EDA met in the city council room on March 09, 2020 with Board Members L. Sik, M. Bents, R. Arkell and C. Wetter were present. C. Stavnes, B. Bartholomaus and L Bittner were absent. Others in attendance were: Madonna Peterson

Chair Arkell called the meeting to order. On a motion by Wetter and seconded by Sik to approve the agenda. Motion carried.

B. Bartholomaus entered the meeting.

Sik moved and Bartholomaus seconded to approve the amended February 10, 2020 minutes. Motion carried.

Peterson discussed the treasurer report and the status of the EDA business loans. 60 day default letters were sent out at month end to Bill Schraffran and Matthew Leonard DBA Miles Auto with a payment response of \$100 from Schraffran and \$1000 from Leonard. There is still outstanding payments due on both loans. It was discussed to send out the next late letter and after discussion it was agreed to give both parties a month to see if they make another payment.

Old Business was next. Arkell talked to B Kletscher at the Ethanol Plant about the sub-station and Kletscher said that Redwood Electric Company (REC) owns it. Peterson had contacted REC and they have no programs for a solar garden. Peterson did mention that Tracy had use Geronimo and had called them but o response yet from them. When researching solar gardens in Minnesota a company by the name of BTE Renewables came up also, but no cotact was made at this time. Wetter asked what lease term could be with the solar garden. The lease terms usually go for 20 – 25 years. Wetter asked about if there were any movement or response from the Hubert's on the lots. O new information at this time, but Peterson mentioned that there is some family talk going on.

L Bittner entered the meeting.

New Business was next. Peterson brought to the EDA's attention that she was contacted by Pluto, Boes Legal about office space in Lamberton. Peterson gave them Klye Pankonin's and Michelle Anderson's numbers to them for possible office space options. No reply or contact since then has been received.

C. Stavnes entered the meeting.

Peterson talked about a request from Julie Senst to look for Lambertton. There was "Invest in Springfield" ad talking about Housing Development Initiative Program and Tax Abatement for new residential dwelling construction. Julie was unable to make it. Discussion was done on this and questions came up on offering this program for lots in Lambertton and in the new development. Questions on the type o homes that could be built in town and the new addition as for twin homes. It was mentioned that for the new addition, there are covenant's to follow and it wasn't for sure if twin homes were considered an approved structure. Peterson printed off the covenant's to look over. It was brought up that any changes to the covenants has to have a vote by the new addition residents. After discussion, Peterson gathered questions on the covenants ad will have the City Attorney get the answers for us.

Other topics were discussed. Sik brought up that there will be a Bob Gephart day in Lambertton planning on Sunday July 19<sup>th</sup> due to the Gepharts being in the area. There has been a committee forming for this event including the Lambertton Long Sox. If anyone would like to help out with this event please let L. Sik know.

With no further business to discuss, Bartholomaus moved and Wetter seconded to adjourn the meeting at 6:40 p.m. All voted in favor, motioned carried.

The next EDA meeting is scheduled for Monday March 13, 2020 @ 5:15 p.m.

Respectfully Submitted,

Michael Bents, Secretary

Lamberton EDA Minutes  
June 08, 2020 • 5:15 p.m.

The Lamberton EDA met in the city office social distancing and some thru a go meeting application on June 08, 2020 with Board Members L. Sik, M. Bents, R. Arkell, C. Wetter and C. Stavnes, B. Bartholomaus were present. L Bittner were absent. Others in attendance were: Madonna Peterson

Chair Arkell called the meeting to order. On a motion by Wetter and seconded by Bartholomaus to approve the amended agenda with the addition of Lamberton Lease under old business. Motion carried.

Bartholomaus moved and Wetter seconded to approve the amended March 09, 2020 minutes. Motion carried.

Peterson discussed the treasurer report for months ending March, April and May. There were payments received in those months on both of the delinquent EDA business loans. 60-day default letters were sent out on June 5, 2020 to Bill Schraffran and Matthew Leonard DBA Miles Auto. With the Covid-19 pandemic happening there has been no contact with the borrowers in person to discuss late payments by the EDA Board. It was advised to take no action on late payments by the League of City's during this pandemic. It was discussed if the late letter was sufficient as contact with the borrower. It was brought up that maybe the EDA should designate one person be the go-to person for late loans. It will be brought up for advisement with the City attorney on the proper process of dealing with late loans going into the future. Wetter moved and Stavnes seconded to approve the March, April and Mays treasurer report. Motioned carried.

The question was asked by Peterson what the EDA felt about the current farm lease agreement being at \$200 per acre now with the increase of property taxes for 2020 being almost equal to current rent being collected. Discussion was that the \$200 per acre rent was on the higher side of most rent being charged in the area for the current condition of the ag economy. Peterson asked Bents about the Lamberton Bucks business incentive that Morgan was doing when Covid-19 first started in March. Bents mentioned that beings we are getting thru this situation and that the EDA doesn't have set aside funds to promote this, that this promotion is a mute point at this time. Other members agreed. Stavnes mentioned that maybe in the future that the EDA could talk to the Commercial Club and work together on things like this.

On to old business. Peterson brought up the tax abatement from the previous meeting and had a flyer to discuss. The new addition has an incentive already and if there is no request or concern at this time the EDA will keep it in mind. It was asked about a time table on getting a tax abatement in force and ready to go. Peterson explained that there will need to be a public

hearing and could be in force as soon as a couple months. There is a possible request and Arkell will investigate this and report at the next EDA meeting.

Next topic was restrictive covenant residential structure definition that was asked about at the last meeting about twin homes being possible in the new development. An email response from the City attorney was present to discuss. The email stated that the restrictive covenant didn't define residual structure and would be open to interpretation. In short discussion if a structure was built within current covenants, there would be no vote by the current residents to approve. It wasn't stated if a 50%, 2/3<sup>rd</sup> or more approval vote was needed to change any covenants. It would be nice if someone had plans to bring up to discuss options and benefits for the new addition to see if covenants could be met. Arkell could talk with current residents to test the water on this subject.

Hubert properties. Nothing new to report.

Lamberton Meats was the next topic. Robin Nickel from the SWRD was in contact with the EDA to see if we were interested in the Baumann Building. If still had interest, she would bring it up at the next meeting in July and get back to us. A minimal fee would be charged to the EDA to get the building. The question to her from the EDA was if there is a timetable to dispose of the building or not if deeded to the EDA. A cost of tearing down the building wasn't done yet and also what kind of cost would be associated with hazardous waste or materials to be removed. A grant to offset the cost of removing the building would help.

New Business was next. The EDA was approached about a couple properties for sale on the County Rd thru town. One property has a garage on it that a person is interested in, but has no need to the remaining lot. There was an offer made, but not enough to sell the property. A possible well or cistern is on the property. Bartholomaeus knows the potential buyer and would walk the property and check out the well / cistern and report back to the EDA next month. The other property has an existing house on it to be torn down. Both lots could be potential lots to rebuild on and get them back on the tax base.

Other business to discuss. It was mentioned that there is a possible new business to fill the second chiro building currently not in used. It was a relative of the chiropractic owner.

With no further business to discuss, Bartholomaeus moved and Stavnes seconded to adjourn the meeting at 6:30 p.m. All voted in favor, motioned carried.

The next EDA meeting is scheduled for Monday July 13, 2020 @ 5:15 p.m.

Respectfully Submitted,

Michael Bents, Secretary



Lamberton EDA Minutes  
July 13, 2020 • 5:15 p.m.

The Lamberton EDA met in the city office social distancing and others thru a go meeting ap on July 13, 2020 with Board Members L. Sik, M. Bents, R. Arkell, C. Wetter and L. Bittner were present. C. Stavnes and B. Bartholomaus were absent. Others in attendance were: Madonna Peterson

Chair Arkell called the meeting to order. On a motion by Bittner and seconded by Wetter to approve the amended agenda with the additions of SWIF letter to agenda and general business, Lamberton Hotel, Lingle / Marlow property and Southside Covenants to old business. Motion carried.

A motion by Bittner and seconded by Sik to approve the June 8, 2020 meeting minutes. Discussion was done. Wetter corrected the language on page two paragraph three from “Lamberton Lease” to “Lamberton Meats”. An amended motion to approve the minutes was made by Arkell and seconded by Wetter. Motion carried.

Peterson discussed the treasurer report and the status of the EDA business loans. Delinquent loans at month end to Bill Schraffran and Matthew Leonard DBA Miles Auto. Outstanding amounts were \$345 and \$2,029.04 at month ending June with a payment of \$200 from Schraffran in June. A 60 day letter was sent out to both borrowers on July 6, 2020. Bents asked if in these letter the language of “we may be forced to proceed to enforce our rights to collect” was new this time. Peterson replied that it has been in all the delinquent letters. Bents asked if the city attorney had any guidance on late loan from our last meeting. Nothing new due to the Covid-19 with having personal contact with the borrower. It was motioned by Wetter and seconded by Bittner to approve the treasurer’s report. Motion carried.

No resolutions to approved at this meeting. Next was the election of officers for the year beginning August 2020 thru July 2021. Current President – Arkell, VP – Stavnes, Secretary – Bents and Treasurer – Peterson. It was moved by Wetter to approve the unanimous ballet and seconded by Bents. Motion carried. SWIF letter was next. Peterson informed the EDA Board that the SWIF was requesting to consider including a \$350 in our 2021 EDA budget for the SWIF for future investing in business. This is the Foundation that set up the Lamberton Foundation this past year. After some discussion and rescinding the first motion, it was again motioned by Arkell and seconded by Bittner to budget the \$350 in the 2021 EDA budget. Motioned carried.

Old Business was next. There has been no contact or response with the Huberts on their lots. The Lingle and Marlow lots were discussed. Marlow has decided to keep the lot with the garage on it and has lowered his selling price on the adjoining lot to \$5,000. This lot has a possible well on it or a decorative hydrant on it. It was determined to have further

investigation on the well or hydrant situation before we go any further on countering Marlow's \$5,000 offer in order to see if there would be additional expense for this lot. The Lingle lot is still being offered for \$1,000 but does have some buildings to tear down with possible asbestos in them. It was a decision to also get some removal and clearing of the lot expense before making an offer to Lingle. It was motioned by Sik to have Madonna get prices on clearing and disposing that lot. Seconded by Bittner. Motioned carried. Arkell updated the EDA on the feelings of the current residents in the new addition on building twin homes out there. He was able to talk to 3 or the 4 residents and all three agreed that as long as they met the current covenants and that they are used as 1-4 family residents and not rental properties that they would be ok with twin homes being built. Also it was recommended that maybe a committee should be formed to look at and rewrite the covenants for easier reading and future construction. (2) individuals were possibly interested in building twin homes, but Arkell was thinking one has moved on or has forgot about that idea.

New Business was next. Peterson had the USDA information on base acres and yields for one of the EDA parcels of land. Bents had requested by email if the EDA finalized our purpose and goals. Peterson supplied the information and Arkell asked Bents about his concern. Bents replied that it was answered with the information, but a question on if the EDA is interested in buying lots, who will hold the ownership. Peterson said that City is the likely source due to them having the ability to hold RE properties rather than the EDA. The EDA could purchase the lots and then get reimbursed from the sale.

The 2021 budget was supplied by Peterson for the EDA to think about before the next meeting in order to submit to the city council for approval. The recently approved SWIF \$350 would fall into the other contractual services for 2021. Next was the Board of Commission Opening letter that will put the community on notice that there is opening on the Library and EDA Boards. Peterson mentioned that the EDA position that is available is for Craig Wetter. Craig may reapply and be in consideration at the January 11, 2020 city council meeting. Also in the EDA packet was information on the Minnesota Small Cities Grant. Lamberton has been approved for \$782,000 in grant money. There will be a fall meeting for information and applications with approvals decided after that. The grant money's and construction will be for the summer of 2021 for those applications approved. It is a great honor for Lamberton to receive this grant for improving the city and increasing the tax base. Moving on to the CARES Act funding received for the City of Lamberton in the amount of about \$60,000 to be used for Covid-19 expenses. Peterson put the EDA members on awareness that if the City can't use all of the funds, that we need to get some ideas of using the excess somewhere probably on main street or the school for example. Brainstorm and bring ideas to the August EDA meeting.

With no further business to discuss, Bents moved and Bittner seconded to adjourn the meeting at 6:15 p.m. All voted in favor, motioned carried.

The next EDA meeting is scheduled for Monday August 10, 2020 @ 5:15 p.m.

Respectfully Submitted,

Michael Bents, Secretary

Lamberton EDA Minutes  
August 10, 2020 • 5:15 p.m.

The Lamberton EDA met in the city office social distancing and others thru a go meeting ap on Aug 10, 2020 with Board Members L. Sik, M. Bents, R. Arkell, L. Bittner and B. Bartholomaus were present. C. Stavnes and C Wetter were absent. Others in attendance were: Madonna Peterson

Chair Arkell called the meeting to order. On a motion by Bartholomaus and seconded by Bittner to approve agenda. Motion carried.

A motion by Bittner and seconded by Sik to approve the July 13, 2020 meeting minutes. Motion carried.

Peterson discussed the treasurer report and the status of the EDA business loans. Delinquent loans at month end to Bill Schraffran and Matthew Leonard DBA Miles Auto. Outstanding amounts were \$345 and \$2,305.17 aa of Aug 5, 2020. For the month of July, Schaffran made a \$100 payment and no payment received from Miles Auto. Discussion was done about offering automatic payments and a possible lowering Miles Auto monthly payments. Peterson mentioned that if an auto payment was done, that she could add it to the City Utilities ACH payment. It was asked what the additional cost would be. Peterson explained that the cost for that file is a flat \$15.00 plus a \$.15 per transaction, so it would be a minimal cost to add an loan payment to the file. After some other discussion Sik motioned to offer Miles auto payments and to lower the payment seconded by Arkell. Motion carried. It was motioned by Bents and seconded by Bittner to approve the treasurer's report. Motion carried. An Administrative Report was next to review. Peterson reviewed this new report that recaps up to date our RE properties that will be discussed during the meeting going forward. No resolutions to approved at this meeting.

Old Business was next. There has been no contact or response with the Huberts on their lots. The Lingle property was discussed next. Enclosed in the meeting packet were the Asbestos Inspection Report that was done by Advanced Health, Safety and Security with an estimate of \$7,155.00 for removal and cleanup plus \$300 inspection cost. No estimate yet for demolition for the structure, but could fall in that \$3,000 to \$5,000 range. First half taxes are paid in the amount of \$176 and unknown abstract and title work. Discussion was done on what to do on this property. With not all costs in yet, the cost for a sellable property could be in that \$10,000 to \$12,000 range up to \$15,000. Discussion on how far do we go on this property and still be able to recoup thru the sale and future tax base, comparing this lot with the lots for sale on the southside (pros and cons), possibility of keeping it a residential lot or changing to a commercial property and waiting to see if we can get the lot next to it and have a larger property(s) to sell. A motion was made to offer Dan Lingle \$176 (first half taxes) and we would pay the second half.

Seconded by Bittner. Continued discussion was done on the previous issues. Motion was denied on a 3 (Arkell, Bents and Bartholomaus) to 2 (Sik and Bittner) vote. This will be tabled until the next meeting after all costs are gathered on Lingle lot and more information can be gathered on the Marlow lot as per well disclosure and that lot being sold with or without the garage. The Marlow property was discussed further with the only discussion of possible property survey costs and who would pay for that as well as the size of that lot (120 ft curb side and 140 ft lot depth). Sik will talk with Marlow on possibilities of lot purchase and discussion will be done at the next meeting with the options. Peterson brought the EDA 2021 budget to the Board for review. It will be brought to the Council tonight for review and approval at the Sept council meeting. One question on the CIP transfer out monies of \$5,000 for 2021 when nothing was budgeted in previous years. Peterson explained that that would give the EDA an option to set aside extra monies for future use. There was \$1,500 in refunds and reimbursements for a future southside lot to have a completed home on it. With no further discussion, Arkell moved and Bents seconded to approve the 2021 budget as presented. Motion carried. The CARES Act that the City of Lambertton received in the amount of \$60,179 was discussed. Petereson said that she will be asking for a committee at council to figure out where these funds will be used. She was trying to figure out where to use, if excess funds, for downtown grants. She said that there are other towns that are possibly thinking the same thing but are waiting for the county for guidelines on this.

No New business.

Other business to discuss was the Lambertton Meats property on main street. It has been previously discussed that the SWRDC would sell the property to the EDA for a minimal value. Robin Weis (SWRDC) haven't foreclosed on the property and therefore can't sell the property. It was suggested to talk to Brett and Nicole Baumann on transferring the property to the EDA and the SWRDC would release the mortgage on the building. A few issues on this property is that there could be a second mortgage on the building and if that is the case the City would be responsible for that second mortgage, the Baumann's possibly have filed bankruptcy and that would delay any property transfer. Peterson brought up that the City attorney would need permission from the EDA to do a title search to see if there are more liens and or past due property taxes on the property. It could take a considerable time if foreclosure or bankruptcy is a factor in this property.

With no further business to discuss, Bartholomaus moved and Bittner seconded to adjourn the meeting at 6:25 p.m. All voted in favor, motioned carried.

The next EDA meeting is scheduled for Monday September 14, 2020 @ 5:15 p.m.

Respectfully Submitted,  
Michael Bents, Secretary

Lamberton EDA Minutes  
September 14, 2020 • 5:15 p.m.

The Lamberton EDA met in regular session via online meeting on September 14, 2020 with Board Members L. Sik, L. Bittner, C. Stavnes, and R. Arkell present. B. Bartholomaus joined at 5:24 p.m. Others in attendance were Madonna Peterson. Board Member M. Bents was absent.

Chair Arkell called the meeting to order. On a motion by Stavnes, seconded by Wetter the agenda was unanimously approved.

Wetter moved, Sik seconded for unanimous approval of the August 10, 2020 EDA Board minutes.

Peterson presented the treasurer's and administration reports for review. The report included the August 2020 financials and Revolving Loan Fund worksheet. The delinquent status of the Bill Schaffran and Matthew Leonard loans was acknowledged. Wetter moved, Stavnes seconded for unanimous approval of the treasurer's report as presented.

In old business, it was again reported no contact has been established regarding the Hubert properties. The Dan Lingle and Marlow Erickson properties were discussed with Sik reporting he did discuss the status of the potential well on the property as well as costs regarding splitting parcels. Sik stated Marlow was interested in negotiating and would present an abstract on the property if the EDA wanted it for a title search. An asking price of \$5,000 for the lot without the garage was the figure verbally mentioned. Discussion ensued in regarding the asbestos mitigation and a quote for demolition of the Lingle property. Peterson stated the demolition quote had not been received. Exploration of obtaining these properties will be discussed after all cost estimated have been obtained.

Peterson reported the owner of Lamberton Meats presented the abstract to the building and that she delivered it to attorney, Matt Novak. Peterson informed the board that a family member of the building next to the Lamberton Meats building (which is owned by S. Grace Guggisberg) has shared concerns regarding the shared staircase between the two (2) buildings and that demolition of the Lamberton Meats building may cause structural damage and or decay to their building. The family member stated they would consider selling the building to the EDA for \$6,500. Discussion was tabled until more information can be obtained.

Peterson included the Redwood County Tax Forfeited Blight Removal Grant Program Guidelines to the board for their information. Unless properties have come into the ownership of the municipality via tax forfeiture, the properties discussed will not qualify for aid.

The 2021 Farm Land Lease Agreements were presented for board approval. Arkell moved, Wetter seconded for unanimous approval to keep the per acre rental rate at \$200 per acre. Peterson will initiate execution of the lease agreements.

In new business, discussion of a potential new business was discussed. Peterson reported having an electronic meeting with Eric Miller regarding several options. She encouraged him to reach out to Briana Mumme, Redwood County EDA for additional options. Board members shared ideas. Peterson will ask Mr. Miller to attend the next board meeting and Stavnes will reach out to him to gather the specific needs of the business.

There being no other business, Stavnes moved, Bittner seconded for unanimous approval to adjourn the meeting.

Respectfully Submitted,  
Madonna Peterson  
City Clerk

Lamberton EDA Minutes  
November 9, 2020 • 5:15 p.m.

The Lamberton EDA met in regular session via online meeting on November 9, 2020 with Board Members L. Sik, L. Bittner, C. Wetter, C. Stavnes, B. Bartholomaus, and R. Arkell present. Others in attendance were Madonna Peterson. Board Member M. Bents was absent.

Chair Arkell called the meeting to order. On a motion by Bittner, seconded by Bartholomaus the agenda was unanimously approved. Chair Arkell noted the presence of a third council member in attendance; however, noted

Wetter moved, Sik seconded for unanimous approval of the September 14, 2020 EDA Board minutes. There was no October 2020 board meeting for lack of a quorum.

Peterson presented the treasurer's and administration reports for review. The reports included the August and September 2020 financials and Revolving Loan Fund worksheet. Stavnes moved, Bartholomaus seconded for unanimous approval of the September 2020 treasurer's report as presented. Bittner moved, Wetter seconded for unanimous approval of the October 2020 treasurer's report as presented.

The delinquent status of the Bill Schaffran and Matthew Leonard loans was discussed. Arkell moved to send a 90-day demand for payment notice to Matthew Leonard, seconded by Sik. Discussion ensued regarding treatment of all delinquent parties in the same manner. Arkell rescinded his motion. Arkell moved, Stavnes seconded for unanimous approval to send 90-day demand for payment notice to both Schaffran and Leonard.

The resignation, effective December 31, 2020, of board member, Craig Wetter was acknowledged. Craig was thanked for his years of dedication to the EDA board and the City of Lamberton.

In old business, it was requested to remove the Hubert properties from the agenda as the family is not currently in agreement of selling the properties.

The quote received from L & S Construction to demo the Dan Lingle house, the Lamberton Meats Building and the old drug store building was discussed. Chair Arkell noted the amount quoted was for maximum exposure due to the fact the buildings were not inspected. The contents of the buildings would likely alter the amount. When asked if L & S could abate the asbestos in the Dan Lingle building in a different manner,



Chair Arkell was told L & S can no longer demolish a building and haul away the contents away without regard to EPA regulations. Sik said someone else may have interest in the Lingle property and Dan was told not to wait on the EDA if he had other interest.

Peterson was asked for any recent update on the Lamberton Meats building to which she did not have an update. She was asked to get an update by the December 2020 EDA meeting. Discussion ensued demolition of this building and who would be funding and taking the reins of this project. The EDA board agreed it was economic development related and funding could be discussed with council.

There has been no contact with potential business owner Eric Miller.

Peterson reviewed the memorandum she sent to EDA and City Council board members on October 20, 2020 regarding the Southside Second Addition Restrictive and Protective Covenants. She asked the board members to review the attached worksheet that requests dissecting the covenants to identify any potential amendment if they choose to do so.

There being no other business, Bittner moved, Arkell seconded for unanimous approval to adjourn the meeting.

Respectfully Submitted,  
Madonna Peterson  
City Clerk

Lamberton EDA Minutes  
December 14, 2020 • 5:15 p.m.

The Lamberton EDA met in the city office social distancing and others thru a go meeting ap on December 14, 2020 with Board Members L. Sik, M. Bents, R. Arkell, L. Bittner and C. Stavnes were present. B. Bartholomaus joined after the meeting started. Others in attendance were: Madonna Peterson, Matt Novak and Robin Weis.

Chair Arkell called the meeting to order. Nothing added to the agenda. Motion carried.

With Matt Novak and Robin Weis joining our meeting, we are going to move the Old Business topic Lamberton Meat Building to the top of the meeting as well as the New Business topic of Southside addition. Matt opened the discussion with going over his Title Opinion on the building. The property title is clean for the most part except for the outstanding property taxes. Robin from SWRDC mentioned that the approval at their Board is a warranty deed to the EDA and have the new owner apply for property tax forgiveness. After further discussion a motion by B. Bartholomaus to do what is necessary take ownership of the building & if we can pay the taxes and then proceed with county reimbursement of property tax forgiveness. Bartholomaus amended the original motion by stating to do what it takes to take ownership of the property and pay the property taxes if redwood county makes us and then take measures to apply to get those forgiven or reimbursed. Seconded by Sik on the motion and amended motion. Motion passes on a vote of 4-2. Next Matt Novak briefly covered the Southside Second Addition covenants by stating that they are good but not the best that he has seen. There have been some questions on the covenants prior. The EDA doesn't own the properties but do make recommendations for changes or enforcement. Any adjustments to the covenants will need to be forwarded to the City for final approval.

A motion by C. Stavnes and seconded by B. Bartholomaus to approve the November 9, 2020 minutes. Motion carried.

Madonna discussed the treasurer report and Administration report together. Madonna discussed the two delinquent loans and mentioned that there were 90-day letters sent out. Arkell asked about any contact from Mile's Auto. Peterson said that she was going to cover that in the administration section of the agenda but can now. She continued by saying that Schaffran did contact her via Facebook about getting notice of a letter, Peterson explained that she did get back to him the following day about the letter and Schaffran said thanks. Sik did say that Schaffran contacted him about the certified letter and as usual the conversation went as trying to catch up and Sik told him that he isn't fair behind and monthly payments would be best for him. Stavnes asked the question about the Miles loan collateral and if he still has the collateral. It was stated that you can't transfer title without the financial institution releasing the collateral. It was questions to Bents about the repo process. It has been a long time since

he had went thru this process. Usually hiring a repo guy after sending out final demand letter. After some discussion a motion by Arkell and a second by Sik to have Peterson and Bents to talk to Miles to get a \$1,500 payment to the EDA and get set up on automatic payments and have a update at the next EDA meeting. Motion carried. A motion by Bittner and seconded by Sik to approve the Treasurers report. Motion carried.

Peterson mentioned to the EDA Board that there is a demolition loan program that is available to help with the Lamberton Meats Building. Usually is termed out over 10 years and some can be forgiven if redeveloped.

There is an EDA board opening for C. Wetter. There was no filing for that position done in the election process. At this point the EDA board will need to start solicitating for that position. Sik did mention that it is out on the website and in the paper last month with no applications. Bents mentioned that prior Tim Helmer was contacted, but not able to make a meeting.

In Old Business, Lamberton Meats Building was discussed about moving forward in the process per the previous motion in the meeting. Also, an estimate on demolition will be started and other property in the building. It was mentioned that Robin Weis said that the financing bank has a lien on all property. Peterson suggested that we should get the keys upon the EDA getting ownership and locking it down.

The Guggisberg Building owners was in contact with Madonna thru email. Discussion was done that the EDA would take the building off their hands if they wanted to. A motion by Arkell and a second by Stavnes to have Madonna respond to their email saying that we will take the property off their hands now that we have acquired the property next door. Motion carried.

Next on the agenda was the Southside Second Addition Covenants. Madonna had received one response to her covenant worksheet that was emailed to all board members. It was returned by Bartholomaus. She also received one from Gregg Benedict that lives in the addition. Craig Wetter stopped in and talked to Madonna. There was discussion on getting the covenants looked at and concerns in the open on this. Madonna did mention that these worksheets have a deadline on January 1, 2021. Madonna suggested that we take each article and discuss each separately at an EDA meeting and a special meeting.

In New Business, there was discussion by Stavnes and Bartholomaus about the possibility of getting the lots out there using other sources to get more exposure to help sell these lots. There would be some costs for this. The City does own the lots and it should be brought to their attention about the EDA's concern on the sale of future lots.

There was a concern of the current meeting's being on the computers. It was discussed that we could meet in the Community Center as long as we social distance and/or wear masks for

meetings. It was moved by Arkell and seconded by Stavnes to have the next EDA meeting on January 11, 2021 at the Community Center. Motion carried. A notice will have to be done to show the change of the EDA meeting for the public.

There being no other business, Sik moved and Bartholomaus seconded to adjourn the meeting.

The next EDA meeting is scheduled for Monday January 11, 2020 @ 5:15 p.m. at the Community Center.

Respectfully Submitted,  
Michael Bents, Secretary