

Lamberton EDA Minutes  
January 10, 2022 • 5:15 p.m.

The Lamberton EDA met at the City Office on January 10, 2022 with Board Members L. Sik, M. Bents, P. Mattison and J. Senst were present. Others in attendance were: city staff Nick Anderson and Valerie Halter. Sammy and Eric Miller were also in attendance after the meeting started. Absent were R. Arkell, C. Stavnes and B. Bartholomaus.

Bents called the meeting to order. Agenda was moved by P. Mattison and seconded by L. Sik to approve the agenda. Motion carried.

The December 13, 2021 minutes were reviewed. A motion by L. Sik and seconded by P. Mattison to approve the December 13, 2021 minutes. Motion carried.

V. Halter discussed the treasurer report for December. A motion made by Sik and seconded by Senst to approve the treasurers' report. Motion carried.

V. Halter discussed the Administration Reports. Red Rock Chiropractic paperwork is close to complete. Halter and Anderson are awaiting for their notaries, so asked Bents if they could use a notary at the bank for the paperwork. Bents said yes that we have a couple and just to let us know when. Halter mentioned that engineer Kris Ambuehl from Bollig, Inc. contacted her about a possible waste energy opportunity for the area. Halter reached out to Steve Krinke and linked Steve and Kris to talk about this option in the area. It was moved by L. Sik and seconded by P. Mattison to approve the administrative report. Motion carried.

Onto Old Business. Sammy Jo Miller was contacted on the EDA's approval and was going to try and make it. Sammy wasn't present at this time. Jon Steen was the next topic to discuss. L. Sik updated the board that Jon is waiting to see what happens on some grant money for the industrial park for him to proceed with talks on his business.

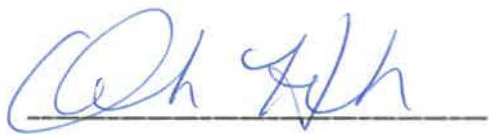
In New Business. The City did approve the Age Friendly request. Since that time there has been a few adjustments to the original request. L. Sik mentioned that the Legion is looking to update the Veterans Memorial before the 150<sup>th</sup> celebration.

Sammy Jo and Eric Miller joined the meeting. They updated the Board that they are in favor of the proposed offer. After some discussion the Miller's requested to have a written detailed offer on the property and then they can decide on the offer. Sammy also requested a list of the Lamberton utilities and services. Halter will gather the information and let them know a timeframe of when the paperwork can be completed when the proposal is excepted.

There being no further business, Senst moved and Sik seconded to adjourn the meeting. Motion carried.

The next EDA meeting is scheduled for Monday February 14, 2022 @ 5:15 p.m at the City Offices.

Respectfully Submitted,  
Michael Bents, Secretary



City Clerk



Date



Mayor



Date

Lamberton EDA Minutes  
Special Meeting  
February 24, 2021 • 6:00 p.m.

The Lamberton EDA had a special meeting and met at the City Office on February 24, 2022 with Board Members L. Sik, J. Senst, C Stavnes, P Mattison, B Bartholomaus and R. Arkell were present. Others in attendance were: V. Halter. Absent was M. Bents.

Arkell called the meeting to order. Arkell asked for any additions to the agenda. With no additions it was moved by Stavnes and seconded by Senst to approve the agenda. Motion carried.

Onto Old Business. The Lamberton Meats building discussion. V. Halter talked to Scott Hammerschmidt who Sammie Jo and Eric Miller had look at the building. The building is assessed at \$14,500 per tax statement and Scott is valuing it at around \$3,200 which is \$1,400 for the building and \$1,800 for the lot. The City has about \$3,600 into the property with transfer costs and back taxes paid not counting what we have accrued in this possible transaction. R. Arkell stated that Matt Novak, City Attorney, was in contact with Val and himself and the EDA motion stating to have a viable business within 2 years is not enforceable. After discussion it was decided that we give the Miller's 2 options on the purchase. Option 1 is to buy it for \$1.00 and bring up the value of the property to \$5,000 with in 2 years. Option 2 is to purchase it out right for \$4,000 cash and have no stipulation on the future value of \$5,000. B. Bartholomaus motioned to offer the building to the Miller's with the two options and seconded by J. Senst. Motion carried.

The next topic was Jon Steen still interested in buying a piece of property in the industrial park. His concern is the infrastructure for the property as well and having access to frontage access and water supply. Kris Ambuehl, engineer from Bollig, originally said that he would give us updated on the progress of the bill that the industrial park funding is part of.

Jon Steen joined the meeting and V. Halter asked Jon if he had a chance to look at the property and the location in which he was interested in. Jon said that he hadn't taken a look since last fall. Sik reviewed what Jon and the council talked about previously. Jon did mention that he would be more interested in property the west side of the by the Ethanol plant along the tree line. Jon is looking at about 5 Acres to put up a shed for washing trucks and a possible storage shed. After discussion it was determined that if interested, we would contact Kris, the engineer, to see where the bill is currently at on infrastructure funding, the desired location of the interested property and overall costs to obtain the property.

R. Ackell and C. Stavnes excused themselves from the meeting leaving a quorum to continue on with the meeting.

There being no other business, B. Bartholomaus moved and J. Senst seconded to adjourn the meeting. Motion carried.

The next EDA meeting is scheduled for Monday March 12, 2022 @ 5:15 p.m at the City Offices.

Respectfully Submitted,  
Michael Bents, Secretary

 3-14-22  
\_\_\_\_\_  
Valerie Halter, Clerk                      Date

 3/14/22  
\_\_\_\_\_  
Lydell Sik, Mayor                              Date

Lamberton EDA Minutes  
March 14, 2022 • 5:15 p.m.

The Lamberton EDA met at the City Office on March 14, 2022 with Board Members L. Sik, J. Senst, C Stavnes, P Mattison, M. Bents and R. Arkell were present. Others in attendance were: V. Halter and Sammy Miller for Meats Building on agenda. Absent was B. Bartholomaus.

Arkell called the meeting to order. Arkell asked for any additions to the agenda. Hearing none the agenda was moved by Stavnes and seconded by Senst to approve the agenda. Motion carried.

The January 10, 2022 and the February 24, 2022 special meeting minutes were reviewed. A motion by Stavnes and seconded by Senst to approve the January 10, 2022 and February 24, 2022 minutes. Motion carried.

V. Halter discussed the treasurer report for January and February. A motion made by Bents and seconded by Stavnes to approve the treasurers' report. Motion carried.

V. Halter discussed the Administration Reports. Miles Auto paid his loan off and the lien card for the pickup was sent. Bill Schaffran has 1 payment left and a letter was sent to him to let him know. Red Rock Chiropractic paperwork is closed with their first payment already made for March. Dru from the motel stopped in and talked to Val about finance options to replace AC's, update some carpets, lights and bathrooms with possible concrete and parking lot work. Val referred him to the County EDA and the bank for possible incentives and primary financing.

Onto Old Business. Sammy Jo Miller was there to finalize the purchase agreement. After some discussion it was recommended to offer the property to Sammy Miller for \$1.00, have a up and running business within 2 years and all closing costs are the buyers expense. It was motioned by Senst and seconded by Mattison to recommend approval by the City Council. Motion carried. Val updated the Board that she contacted Kris Ambuehl, Bollig engineer, on options and questions on the industrial park development. In reply it was stated to not start any infrastructure before the congressional spending bill has passed. We would have the option to enforce / build up any temporary road in the development.

In New Business. Val wanted the EDA to put on the radar the school property when the new school is built. Val had brought up the opportunity for her to take some EDA training. There should be some budget money that is tabbed for training.

There being no futher business, Stavnes moved and Senst seconded to adjourn the meeting. Motion carried.

The next EDA meeting is scheduled for Monday April 11, 2022 @ 5:15 p.m at the City Offices.

Respectfully Submitted,  
Michael Bents, Secretary

A handwritten signature in blue ink, appearing to be 'C. H. H.', written over a horizontal line.

City Clerk

A handwritten signature in blue ink, appearing to be 'M. Bents', written over a horizontal line.

Mayor

Lamberton EDA Minutes  
April 11, 2022 • 5:15 p.m.

The Lamberton EDA met at the City Office on April 11, 2022 with Board Members L. Sik, J. Senst, C Stavnes, B Bartholomaus, M. Bents and R. Arkell were present. Others in attendance were: V. Halter and N. Anderson. Absent was P. Mattison.

Arkell called the meeting to order. Arkell asked for any additions to the agenda. With no additions it was moved by Sik and seconded by Senst to approve the agenda. Motion carried.

The March 14, 2022 minutes were reviewed. A motion by Senst and seconded by Sik to approve the March 14, 2022 minutes. Motion carried.

V. Halter reviewed the Treasurer's report for month ending March 2022. A motion by Bents and seconded by Stavnes to approve the treasurers report. Motion carried. V. Halter updated the EDA on the administrative report. Halter updated the board that the congressional spending bill has entered into Klobuchar and Smith's portals. Other topics on the report are part of the agenda in old and new business as follows.

Onto Old Business. Halter updated the EDA that the Lamberton Meats Building was closed on March 29, 2022 to the new owners of Sammy Jo and Eric Miller. Halter made contact with Jon Steen about the Industrial Park lot that he was interested in and asked how long he could be without utilities. He was going to get back to Val, but has had no reply at this time.

New Business. Halter was in contact with Kris Ambuehl of Bollig Inc. on the potential Waste to Energy project. Kris is waiting on Waste Energy on some information. He mentioned that the next step would be to have a meeting with the project here in Lamberton if we have interest in it. On a side topic, Halter had a meeting to see if there would be any interest in developing a ATV trail in the area. A turnout of 32 people attended which some were involved with a group in Redwood Falls that tried to develop a park. There are grants out there to help develop an ATV trail, but also there are obstacles with where and where not to ride. Halter will be meeting with Phil Nasby from Jackson County who has some trail experience.

Other Topics. Halter brought up the South Side Covenants to review. She would like to get them reviewed and talk about so that she can be up to speed on the lots. Discussion was done about the covenants, lot values, future advertising and possible tax rebates. Halter will gather information on the covenants, tax abatement and miscellaneous for the next meeting. Discussion was done on the status of the old pharmacy, bakery and the US Bank building. Halter asked about the topic of daycare and the school building again. Stavnes asked if there is any interest for the EDA to listen about a possible solar panel opportunity in the industrial park. The EDA members thought that it would never hurt to listen to.

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

The next EDA meeting is scheduled for Monday May 9, 2022 @ 5:15 p.m. at the City Offices.

Respectfully Submitted,

Michael Bents, Secretary



City Clerk

5-4-2022

Date



Mayor

5-9-22

Date



Lamberton EDA Minutes  
May 9, 2022 • 5:15 p.m.  
(UNOFFICIAL UNTIL COUNCIL APPROVED)

The Lamberton EDA met at the City Office on May 9, 2022 with Board Members L. Sik, J. Senst, P Mattison and M. Bents were present. B. Bartholomaus arrived after meeting started. Others in attendance were: V. Halter via zoom. Absent were R. Arkell and C. Stavnes.

Bents called the meeting to order. Bents asked for any additions to the agenda. Senst added EDA minutes in the newspaper. Hearing no other additions, the agenda was moved by Sik and seconded by Mattison to approve the agenda. Motion carried.

The April 11, 2022 EDA meeting minutes were reviewed. A motion by Sense and seconded by Sik to approve the April 11, 2022 minutes. Motion carried.

V. Halter discussed the treasurer report for April. A motion made by Sik and seconded by Senst to approve the treasurers' report. Motion carried.

V. Halter discussed the Administration Reports. Halter updated the EDA on Red Rock Chiropractic's double EDA loan payment being made twice in March fulfilling their April payment. Also Bill Schaffran is currently delinquent on his loan and a letter will sent to him certified with the EDA's blessing. It was motioned by Sik and seconded by Senst to approve to send out the letter and administrative report. Motioned carried.

Onto Old Business. Halter updated the EDA on the Waste to Energy Plant Meeting. This would be a private investment to build this plant and after 20 years it becomes the property of the City. Plants are built in cubes. One of the main issues was the ability to get enough tonnage to make it profitable. The waste criteria has expanded greatly to meet the tonnage issue. They are looking for an electric rate from Redwood Electric in order to see if it will cash flow. This is in the early stages and after a feasibility study in done, it can be turned into a running plant in about 6 mos. This would be the first plant in the United States.

In New Business. Halter updated the EDA on the covenants committee. There has been two meetings to date and progress is being made. Halter is getting the changes back to the current residents for approval and then off to the city attorney for final blessing. The biggest change included to allow twin housing development in the addition. Other discussion was done on lot price, tax abatement and promotion of the properties after covenants are agreed upon. Halter attended a DEED Conference and said to visit Saveyour.town to see what they do. Also there are grant opportunities for redevelopment and Val made great connections at the conference. She said it was well worth her time.

Senst brought up about why the EDA minutes aren't being published in the paper. The minutes have never been put in the past. After some discussion it was decided that we could publish them going forward. The thought was to let the community know what was going on and to create interest in the EDA.

There being no further business, Bartholomaeus moved and Mattison seconded to adjourn the meeting. Motion carried.

The next EDA meeting is scheduled for Monday June 13, 2022 @ 5:15 p.m at the City Offices.

Respectfully Submitted,  
Michael Bents, Secretary

A handwritten signature in blue ink, appearing to read "Lydell Sik", written over a horizontal line.

Lydell Sik  
Mayor

A handwritten signature in blue ink, appearing to read "Valerie Halter", written over a horizontal line.

Valerie Halter  
Clerk

Lamberton EDA Minutes  
June 13, 2022 • 5:15 p.m.

The Lamberton EDA met at the City Office on June 13, 2022 with Board Members L. Sik, J. Senst, P Mattison and R. Arkell. Others in attendance were: V. Halter. Absent were M. Bents, B. Bartholomaus and C. Stavnes.

Arkell called the meeting to order. Arkell asked for any additions to the agenda. V. Halter added officer terms. The amended agenda was moved by Senst and seconded by Mattison to approve the agenda. Motion carried.

The May 9, 2022 EDA meeting minutes were reviewed. A motion by Senst and seconded by Sik to approve the April 11, 2022 minutes. Motion carried.

V. Halter discussed the treasurer report for May. One loan was paid in full leaving the EDA with two outstanding current loans on the books. A motion made by Mattison and seconded by Sik to approve the treasurers' report. Motion carried.

Onto Old Business. Halter updated the EDA on the Waste to Energy on a quote from Redwood Electric. V. Halter talked to Chris and Todd from Bollig to call direct with Redwood Electric. Left a message with Chad at Redwood and no return call to Chris or Todd. V. Halter updated that the covenants have been sent out to all the residents and has had one question on them and nothing from the others. V. Halter is awaiting for more comments from the remaining residents before she forwards it to the attorney.

In New Business. Halter talked to Robin Weis from SWRD and they discussed possible grants for the input of utilities in the business development. Robin mentioned that it is important to get a project summary together to get them to fall in love with it and then file the grant otherwise it can get lost in the shuffle. Also Robin Weis mentioned that there is a guy that has been putting up assisted living complexes and looking in the area to construct. Arkell asked about any movement on the meats building. Halter understood that they received a grant for their roof. Halter updated the EDA that there is potential of a new home day care. There is a home in town that will be inspected to qualify for day care service. Halter stated that there are grants out there to help with starting up day cares. Halter opened discussion on office terms. Arkells term expires on 2022 followed by Bents in 2023, Stavnes in 2024, Bartholomaus in 2025 and Mattison in 2026. V. Halter mentioned that she had a contact about utilities on the north side of Hwy 14. It was a retail company and that was all that she knew about that. L. Sik mentioned that there could be opportunity for the EDA to put up a duplex or fouxplex in the community. Arkell mentioned that it can be time consuming as well as getting it full. Halter asked if the EDA made money on the previously owned fourplex. Arkell said that the previous

fourplex that the EDA owned was profitable when full, but it came time to move on. Other options were discussed on single level residence to be moved on a lot.

There being no further business, Mattison moved and Senst seconded to adjourn the meeting. Motion carried.

The next EDA meeting is scheduled for Monday July 11, 2022 @ 5:15 PM at the City Offices.

Respectfully Submitted,  
Michael Bents, Secretary



City Clerk



Date



Mayor



Date

Lamberton EDA Minutes  
July 11, 2022 • 5:15 p.m.

The Lamberton EDA met at the City Office on July 11, 2022 with Board Members L. Sik, J. Senst, P Mattison and R. Arkell. B. Bartholomaus entered after approval of minutes. C. Stavnes entered meeting during old business. Others in attendance were: V. Halter. Absent was M. Bents.

Arkell called the meeting to order. Arkell asked for any additions to the agenda. With no additions the agenda was moved by Senst and seconded by Sik to approve the agenda. Motion carried.

The June 13, 2022 EDA meeting minutes were reviewed. A motion by Sik and seconded by Mattison to approve the June 13, 2022 minutes. Motion carried.

V. Halter discussed the treasurer report for May. Received a tile bill for the industrial park farmland that was repaired in the amount of \$202.00. It will be paid this month. A motion made by Sik and seconded by Senst to approve the treasurers' report. Motion carried.

The updated covenants were forwarded to the attorney for approval and V Halter hasn't heard anything from the attorney on them yet. Industrial park project summary was completed and sent to Robin Weis at SWRDC for review. Nothing heard back from Robin.

Onto Old Business. Arkell asked if there was anything to update on the possible sale of the Marlow Erickson lot. Senst asked about any movement on the lots south of town or in town. V. Halter said that nothing can be talked about until we get the updated covenants approved on the lots and that there was nothing new on other lots in town.

In New Business. V. Halter is asking the EDA Board to trade the 3<sup>rd</sup> and Fir lot for the 503 Main Street lot in order to have the option to move Pete Valentin's house onto the main street lot if the opportunity arises. An estimate was provided by V. Halter of \$167,100 to move and remodel the Valentin house. Halter talked to Matt Novak about the possibility of the EDA to head this swap. Matt also mentioned that the EDA can do it and has the benefit of reason to keep the house on the tax base for the city with the possibility of adding another house to the tax base. After some discussion on the estimate and swap, the cost could be higher than the \$167,100 which could be a crunch on the profit margin for a resale. A possible subsidy could be an option to make a deal happen. V. Halter had talked to the current Main St lot owner a couple weeks ago and he is ready to switch. It was motioned by B. Bartholomaus and seconded by L. Sik to incentivize to move the Valentine's house to a lot within the City limits of Lamberton excluding the south side second addition will receive \$25,000 upon completion of the house. Motion carried. V. Halter brought up zoning questions on Dan Lingle and Marlow Erickson lots

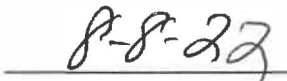
to rezone as a commercial property. It would have to be brought up at the council meeting as a request to change zoning.

There being no further business, Bartholomaus moved and Senst seconded to adjourn the meeting. Motion carried.

The next EDA meeting is scheduled for Monday August 8, 2022 @ 5:15 p.m at the City Offices.

Respectfully Submitted,  
Michael Bents, Secretary

  
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City Clerk

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Date

Lamberton EDA Minutes  
August 8, 2022 • 5:15 p.m.

The Lamberton EDA met at the City Office on Aug 8, 2022 with Board Members L. Sik, J. Senst, P Mattison, M. Bents, C. Stavnes and R. Arkell. Others in attendance were: V. Halter. Absent was B.Bartholomaus.

Arkell called the meeting to order. Arkell asked for any additions to the agenda. With no additions the agenda was moved by Stavnes and seconded by Senst to approve the agenda. Motion carried.

The July 11, 2022 EDA meeting minutes were reviewed. A motion by Sik and seconded by Senst to approve the July 11, 2022 minutes. Motion carried.

V. Halter discussed the treasurer report for July. Bents asked if we were short \$18.25 on Schaffran note. Halter replied that it wasn't changed but is paid in full. Senst asked why we have some of these loans on when they are paid. Halter said because the chart is an annual chart for 2022. A motion made by Senst and seconded by Mattison to approve the treasurers' report. Motion carried.

Onto Old Business. Covenants update was given by Halter. All were approved by the residents. Novak had a few changes to the covenants provided, but they were accepted by residence. Halter updated the EDA on the industrial park that the congressional spending request didn't make it to the next step. Halter will now pursue the BDPI grant with Robin Weis from Slayton to see what the USDA can offer. Halter had an inquiring on the Pete Valentin house. It was explained that the house would need to be on the tax bracket for at least 10 years before it could be deemed a parsonage and be non-taxable. No other inquiries have been made on the home. Halter has made a reconnect with Marlow Erickson on his lot. No response from Marlow at this time.

In New Business. V. Halter talked about the Southside Second Addition Building Incentives. An attached sheet of taxes collected was in the packet. Discussion on different incentives thru lot discounts, property taxes and or EDA incentives to build. Discussion of listing the properties thru a realtor or company. It was discussed how much would a realtor need to make it worthwhile to list and promote the properties to other agents. Stavnes mentioned a number around \$500 for his time and more to split with another agent for the work done. Halter will get in contact with Stavnes and Bartholomaus on their thoughts and getting a price to list the lots and report back to the EDA.

Other Topics. Halter brought up the status on the grocery store. Tim Helmer has been in contact with Halter and has supplied the books for store. There have been outside contacts

made to potential buyers for a possible purchase. There is a possible daycare in the works that is working on grants with Darin from small cities grants.

There being no further business, Bents moved and Senst seconded to adjourn the meeting. Motion carried.

The next EDA meeting is scheduled for Monday September 11, 2022 @ 5:15 p.m at the City Offices.

Respectfully Submitted,  
Michael Bents, Secretary



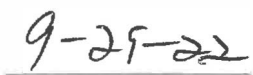
City Clerk



Date



Mayor



Date



Lamberton EDA Minutes  
October 5, 2022 • 5:15 p.m.

The Lamberton EDA met at the City Office on October 5, 2022 with Board Members L. Sik, J. Senst, P Mattison, M. Bents and B. Bartholomaus. Others in attendance were: V. Halter. Absent were C. Stavnes and R. Arkell.

Sik called the meeting to order. Sik asked for any additions to the agenda. Halter added Assisted living and Bollig long term plan to new business. It was moved by Mattison and seconded by Bents to approve the amended agenda. Motion carried.

The August 8, 2022 EDA meeting minutes and Treasurer's report were reviewed. A motion by Senst and seconded by Mattison to approve the August 5, 2022 minutes and Treasurer's report. Motion carried.

B. Bartholomaus joined the meeting.

Onto Old Business. Covenants update was given by Halter. There is one household that is having their attorney look over the covenants. No response yet from the concerned home owner. Halter updated the EDA on the grocery store. Maynard's will be taking over on Monday October 24, 2022. They will be adding employees were needed and having similar hours as their Westbrook location which is longer that S & A Foods currently have. Southside Second addition lots were discussed. Halter recommended to sell the lots for \$1.00, stay with the current covenants and have a 18 mos. construction completion timeline. Also Chad Stavnes would sell the lots for \$1,000 and Brett Bartholomaus would sell for \$500 and take no commission if he would purchase the lots. It was motioned by Bents and seconded by Senst to approve the recommends and lot selling commissions as discussed. Motion carried.

In New Business. Halter discussed the thoughts of combining the 5 lots into 4 lots. It would increase each lot size to make them more sellable and marketable for a twin home. It was motioned by Senst and seconded by Mattison to adjust the 5 lots into 4 lots. Motion carried. Farm leases were the next topic. Halter had rent versus property taxes handout. Discussed the rent and actually acres to get paid on from the FSA. After discussion it was moved by Bartholomaus and seconded by Senst to increase the rent to \$210. Motion carried. Mattison abstained from the vote due to some possible interest in renting the land. It was discussed that when a piece of land comes up for rent, that it will be put out for bids going forward. Next on the agenda was future EDA meeting times and dates. After some discussion, it was motioned by Mattison and seconded by Bartholomaus to move the EDA meeting dates and times to the last Wednesday at 5:15 starting in October 2022. Motioned carried. Halter let the EDA Board know that she will be attending an EDA 101 class put on by the Minnesota EDA Association. There will be a 3 day in person class in October and 2 days online in the future. Halter updated

the EDA on Redwood County EDA role and resources. Discussion on possible assisted living in Lamberton. A market study needs to be done in order to assess a need in Lamberton. Bollig will be here in November to give us plans and options to get utilities out to the industrial park.

There being no further business, Mattison moved and Senst seconded to adjourn the meeting. Motion carried.

The next EDA meeting is scheduled for October 26, 2022 @ 5:15 p.m at the City Offices.

Respectfully Submitted,  
Michael Bents, Secretary



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City Clerk



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Date



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Mayor



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Date

LAMBERTON EDA  
REGULAR MEETING MINUTES *Amended*  
OCTOBER 26, 2022 • 5:15 PM

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1. CALL TO ORDER/ADOPT AGENDA

- Meeting called to order at 5:15PM
- Present: R. Arkell, C. Stavnes, L. Sik, J. Senst, P. Mattison, B. Bartholomaus
- Staff in Attendance: V. Halter

***Motion/Second/Pass (Sik/Stavnes /unanimous 5/0) to approve the agenda as given.***

2. OPENING OF SEALED BIDS FOR EDA FARMLAND RENTAL

A. Award Farmland Rental Lease

- Six bids were received for the 18.24 tillable EDA land rental.
  - Justin Thram bid \$241.00/acre
  - Robert Hillesheim \$210.00/acre
  - Evan Blomgren \$285.00/acre
  - Penny & Gary Mattison \$275.00/acre
  - Steve & Thea McCone \$261.11/acre
  - Tyler & Clayton Senst \$400.00/acre

***Motion/Second/Pass (Sik/Mattison /Senst abstained 5/0) to award the land rental lease to Tyler & Clayton Senst at \$400/acre.***

3. CONSENT AGENDA

A. Approval of Minutes of the:

- October 5, 2022

***Motion/Second/Pass (Sik/Senst /unanimous 6/0) to accept the October 5, 2022 meeting minutes.***

B. Treasurer's Report

- September 2022

***Motion/Second/Pass (Stavnes/Mattison /unanimous 6/0) to accept the September 2022 financial report.***

4. OLD BUSINESS

A. Covenants Update

- Halter updated the EDA Board. There is one household that feels the covenants as they stand as discriminatory and will not sign off on the new covenants. In conversation with this person, they have stated they would like the covenants taken away all together. Halter has contacted all the homeowners for their opinions, and it is looking like we will have the group getting together at the end of November to discuss this. Halter has been in contact with Matt Novak in regards to this.
- Discussion was held about rental terms in the current and updated covenants.
- Discussion was held on the current wording of the covenants and the building of twin homes.
- Discussion was held on the enforcement of the covenants. Ultimately it is up to the property owners to take their neighbors to court over covenant infractions.

B. Southside Second Addition Lots

- Posting the lots for sale under the new rates and terms is on hold until the covenants are figured out.
- Turning the east 5 lots into 4 lots will happen when Bollig plats the Industrial Park. This is part of the plan that they will present to the council on November 14, 2022.

C. Assisted Living – Housing Market Study

- Halter has been in contact with a developer that may be interested in building assisted living in Lambertton. The first thing they need is a Senior Housing Market Study. Halter has gotten a proposal for \$3,800 for a study to be done. The developer Halter is in contact with has stated that they generally ask from the city the property to build on and the utility hook ups.

***Motion/Second/Pass (Bartholomus/Senst /unanimous 6/0) to accept the proposal for the Senior Housing Market Study.***

5. NEW BUSINESS

A. Music Mart – Doors will close November 1, 2022

- Halter will be in contact with him about the building and if he has plans for it. Halter would like to tour it to understand the space available.

B. Marlow Erickson Lot at 604 Third Ave. W.

- Erickson has contacted the city asking \$8,000 for his 604 Third Ave W. lot. The lot has a garage on it and is otherwise vacant. Estimated Tax & Market Value is \$8,200. The City owns the Lingle lot on the corner. The Lingle lot is not a great lot to build on because of its size and set-back requirements. Discussion was held.

***Motion/Second/Pass (Bartholomus/Mattison /unanimous 6/0) to offer Marlow Erickson \$5,500 for the lot located at 604 Third Ave W.***

C. Resignation

- Mike Bents has submitted a letter of resignation from the EDA Board.

***Motion/Second/Pass (Mattison/Stavnes /unanimous 6/0) to accept the resignation of Mike Bents from the EDA Board.***

- Discussion was held on filling the open seat. Evan Blomgren has shown interest in going the EDA board.

5. EDA BOARD REPORTS & COMMUNICATIONS

- Halter attended a strategic planning session for the County EDA. Halter has been learning about the structure of the County EDA. Halter has also learned that the City of Redwood Falls does not have their own EDA. Halter is writing a letter to the county commissioners asking that they make sure the work done by the County EDA is proportional across the county and the decisions they make have the entire county in mind.
- Halter talked about the EDA class she attended.
- Discussion was held on the US Bank building.
- Discussion was held about Broadband and where it sits. There will be other funding opportunities. The county tells us that we will be taken care of. Senst mentioned a company called Hometown Fiber that gives the City control of the fiber.

6. NEXT MEETING - November 30, 2022 at 5:15 PM

7. ADJOURNMENT

***Motion/Second/Pass (Mattison/Senst /unanimous 6/0) to adjourn at 6:30 PM.***

Respectfully Submitted,



Valerie Halter  
Clerk, acting secretary



Lydell Sik  
Mayor