

**LAMBERTON EDA
REGULAR MEETING MINUTES
MARCH 29, 2023 • 5:15 PM**

1. CALL TO ORDER/ADOPT AGENDA

- Meeting called to order at 5:15 PM on March 29, 2023
- Present: R. Arkell, L. Sik, C. Stavnes, P. Mattison
- Staff Present: V. Halter
- Guests Present: Briana Mumme, Redwood County EDA; Jim Salfer, Redwood County Commissioner and Bob VanHee, Redwood County Commissioner

- Additions/Deletions to Agenda
 - Addition of Dollar General to New Business

Motion/Second/Pass (Sik/Stavnes/unanimous 4/0) to approve the agenda as amended.

2. CONSENT AGENDA (if multiple, can all be done in one motion)

- A. Approval of Minutes of the:
- December 28, 2022

Motion/Second/Pass (Sik/Mattison/unanimous 4/0) to approve the December 28, 2022 minutes.

- B. Treasurer's Report
- December 2022
 - January 2023
 - February 2023

Motion/Second/Pass (Mattison/Stavnes /unanimous 4/0) to approve the agenda as amended.

3. REDWOOD COUNTY EDA

- A. Briana Mumme – Redwood County EDA Director was present because of a letter Halter sent regarding Redwood County EDA concerns. Mumme reviewed a 5-year summary of the activities and components that the Redwood County EDA has accomplished. Mumme also reviewed some programs that the County offers. Day Care shortage is estimated to be 247 spots throughout the county. Mumme reviewed what committees and efforts she is a part of. Discussion was held about CTE in programming in the area schools for students and adults. Broadband discussion was held. There is a wealth of information on the county website.
- B. Jim Salfer – Redwood County Commissioner – praised Briana and the wealth of knowledge she is. Salfer stated that the county created their own EDA because they were not happy with the Redwood Area Development Corp. Salfer discussed assisted living and what his experience was in Wabasso with Serenity Suites. Halter asked about county wide housing studies to be used by the communities to pursue funding. Mumme expressed the county commissioners are willing to look at providing these studies for the communities of the county. The estimated cost will be approximately \$30,000.
- C. Strategic Planning process has been wrapping up. This process identified the needs and desires of the county. The plan is intended to be used over the next two years. Work Force, Housing, Child Care and Broadband are the identified activities that will be focused on.
- D. Mumme expressed that she is a one-person office and feels like she is limited in some ways but is available when able. Mumme did express that Redwood Falls' City Administrator is their Port Authority Administrator as well. The Port Authority acts like an EDA.
- E. Bob VanHee – spoke about Redwood County's need to have its own EDA effort. VanHee also expressed the housing study is a very volatile because of the world market.
- F. Sik mentioned the state of the County Roads surrounding Lambertton.

4. ASSITED LIVING

- A. MN Signature Care
- Representatives were unable to be present at the meeting. Halter had spoke with them

and they asked what type of agreements or arrangements the EDA would be interested in pursuing to have an assisted living facility built in Lamberton. What does the Lamberton EDA feel or see their role in this process. The city as a municipality is open to other sources of funding.

- Salfer discussed assisted living and what his experience was in Wabasso with Serenity Suites. A 501-3C was developed to build and retain ownership of the facility and there is a company that manages the facility. Serenity suites has 15 units – 6 are memory care and some have been opened up for hospice.
- Arkell expressed the EDA has owned properties before and have gotten out of all of them.

5. OLD BUSINESS - Updates

- A. Covenants Update
 - Halter stated she is down to 4 signatures needed for the updated covenants.
- B. Industrial Park Update
 - Bollig Engineering presented at the 3-13-23 Council Meeting where they are with the Industrial Park. They will be plat out the land and decide where the utilities will go.
- C. Erickson Lot Update
 - The City attorney recommended that the City rescind the offer to purchase the lot located on W 3rd Avenue because of information found with the title search.
- D. LMC Facilitator Grant \$5,000
 - The City of Lamberton received \$5,000 from the League of MN Cities to be used to find funding opportunities for development.

6. NEW BUSINESS

- A. Age-Friendly Committee
 - Halter stated that the group has applied for a grant through AARP for playground equipment and sidewalk expansion in the City Park that is focused on younger aged.
- B. Community Rec Center/Day Care/Office Space
 - Halter stated she has applied for a planning grant through the state. The intended use for this grant is to look at the existing school campus and see what it would take to use the good parts for a community rec center, office space, day care, assisted living and possible fire station.
- C. Dollar General – Contractor has contacted the city with a proposed site and design for a store to be located just west of the old lumber yard. Halter has contacted Bollig to ask about the utilities and zoning/ordinance requirements. Stavnes asked Mumme about how we weigh the pros and cons of having this type of store coming into town. Mumme said she has read studies done by extension that studied the economic impacts of Dollar General on local grocery stores and the areas in which they develop – she will share with the group.

5. EDA BOARD REPORTS & COMMUNICATIONS

- A. Halter
 - Day on Capitol Hill with LMC March 9, 2023 – Halter met with Representative Torkelson and Senator Dahms. Corridors of Commerce is being updated and Highway 14 through Lamberton should be added. This opens up funding for turn lanes and other transportation needs for development.
 - VVM Apartment Building – the building is under contract for sale. Halter is not aware of who is purchasing it and the intended use of it.
 - Halter did an overview of meetings attended: Lamberton Foundation – organizing a community meeting to discuss what people would like to see in Lamberton, SWRDC – Trail Planning Meeting, AURI – Ag Supply Chain Meeting, State of Manufacturing in Minnesota
 - Arkell asked if Halter has heard from Steen. Halter stated she has not.

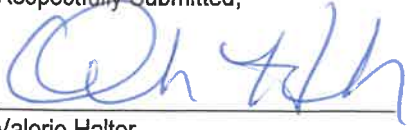
6. NEXT MEETING – April 26, 2023 at 5:15 PM

[Title]


7. ADJOURNMENT

Motion/Second/Pass (Mattison/Stavnes /unanimous 4/0) to adjourn at 6:40 PM.

Respectfully Submitted,



Valerie Halter
Clerk, Acting Secretary



Lydell Sik
Mayor