

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**

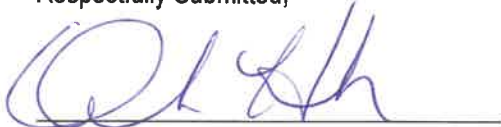
- Halter attended a strategic planning session for the County EDA. Halter has been learning about the structure of the County EDA. Halter has also learned that the City of Redwood Falls does not have their own EDA. Halter is writing a letter to the county commissioners asking that they make sure the 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