

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%, 2/3rd 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. Bartholomaus 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, Bartholomaus 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