

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