

Lamberton EDA Minutes  
January 14, 2019

The Lamberton EDA met in regular session in the city council room on January 14, 2019 with Rich Arkell, Lydell Sik, Mike Bents, Chad Stavnes, and Craig Wetter present. EDA Director Vollmer, city administrator Madonna Peterson and Justin Thram were also in attendance.

Chair Arkell called the meeting to order. The agenda, with the addition of Justin Thram's visit, was approved on a motion by Wetter, second by Bents and carried. The November minutes were approved on motion by Stavnes and second by Sik. The treasurer's report showed a balance of \$196,853.73 with \$74,424.77 in CDs, \$73,089.57 in loan balances and \$49,339.39 in checking. Wetter moved, Stavnes seconded and the motion carried to approve the treasurer's report.

In old business, the revised by-laws had a couple areas in question on which director Vollmer will follow up. The application checklist was discussed and was tabled for further action until next month. The revised loan application forms were also discussed and were found favorable at this time with the idea it is a fluid document to be changed as necessary.

City maintenance supervisor Justin Thram was present to discuss future possibilities for infrastructure to and for the industrial park. The city has a new engineer who will help Thram look at the scope and cost of different aspects to the project. He will get figures and present them at the next meeting.

In new business, the farmland agreements for 2019 are signed. Rent has been paid for 2018. The proposed taxes for property owned by the city were available for review. Marty Sarne will be receiving a \$1500 incentive check for building a house in the new addition. Vollmer discussed ideas about strategic planning possibilities.

The meeting was adjourned on a motion by Wetter, second by Bents and carried.

Craig Wetter  
EDA secretary

Lamberton EDA Minutes  
February 19, 2019

The Lamberton EDA met in regular session in the city council room on February 19, 2019 with Lydell Sik, Mike Bents, Leah Bittner, and Craig Wetter present. EDA Director Vollmer and city clerk Madonna Peterson were also in attendance. Guests to the meeting were Briana Mumme, Brian Pfarr, Claire Meyers and Heather Koffler.

Vice chair Bents called the meeting to order. The agenda was approved on a motion by Wetter, second by Sik and carried. The January minutes were approved on motion by Sik and second by Bittner. The treasurer's report showed a balance of \$201,953.98 with \$129,272.94 in CDs and checking and \$72,681.04 in loan balances. Wetter moved, Sik seconded and the motion carried to approve the treasurer's report.

In old business, the revised by-laws had one correction in wording to be made in "Section 1.10: Quorum" The revised by-laws were approved on a motion by Wetter, second by Sik and carried. The application checklist and loan application were discussed. Both were approved on a motion by Bents, second by Wetter and carried. One of the CDs, with a balance of \$43,702.78, was cashed in re-invested at First Security at 2.5% interest and 20 month maturity.

In new business, Claire Meyers and Heather Koffler from DWA Consulting were present to discuss strategic planning for the city. Their presentation included the scope, potential and cost for the project. Discussion followed with the decision to wait for possible further action at the next meeting. Briana Mumme and Brian Pfarr also contributed to the DWA presentation.

The meeting was adjourned on a motion by Sik, second by Bittner and carried.

Craig Wetter  
EDA secretary

Lamberton EDA Minutes  
March 11, 2019 • 5:30 p.m.

The Lamberton EDA met in regular session in the city council room on March 11, 2019 with Board Members L. Sik, L. Bittner, R. Arkell and B. Bartholomaus present. City Clerk Madonna Peterson was in attendance. EDA Director Vollmer, and Board Members, C. Stavnes, M. Bents and C. Wetter were absent.

Chair Arkell called the meeting to order. The February 19, 2019 minutes were approved on motion by Sik and second by Bartholomaus.

Discussion was held regarding restructuring a loan in default held by Lamberton Meats/Brett Baumann. No action was taken. Bartholomaus moved, Sik seconded for unanimous approval of the treasurer's report.

In old business, the DWA Consulting Strategic Plan Proposal was debated. No action was taken.

In new business, Arkell said Brandon Carter, Jeffers is seeking 2-3 acres of land to construct a storage facility. Arkell will invite Carter to the next meeting.

Discussion was held regarding infrastructure for the EDA owned land. Peterson said the city council referred it back to the EDA Board to request a feasibility report from an engineer. The question was posed what the goal of the industrial park to be. On a motion by Bartholomaus, second by Bittner for unanimous approval to seek a quote for feasibility report. Peterson will invite Thram and the engineer to the April meeting.

The meeting was adjourned on a motion by Bartholomaus, second by Sik and carried.

Respectfully Submitted,  
Madonna Peterson  
City Clerk

Lamberton EDA Minutes  
April 8, 2019 • 5:15 p.m.

The Lamberton EDA met in regular session in the city council room on April 8, 2019 with Board Members L. Sik, C. Stavnes, M. Bents, R. Arkell and B. Bartholomaus present. Debbie Vollmer, Madonna Peterson and Justin Thram were in attendance. Board Members, L. Bittner and C. Wetter were absent. Brandon Carter, Leon Benedict and Brian Pfarr were in attendance.

Vice-Chair Bents called the meeting to order. On a motion by Stavnes, seconded by Bartholomaus the agenda was unanimously approved.

Brandon Carter informed the board he was looking to purchase 1 to 1 ½ acres of land to place a storage facility on it. He presented a plan for a 40x100, 22-unit facility. Brandon indicated he would like enough land for the possibility of expanding the facility. Deliberation ensued regarding the EDA owned land on the NW edge of town. Brandon stated he also learned of an additional piece of land and would be attending the city council meeting to seek the possible sale of this land. The board expressed their support of a new business and asked Brandon to stay in close contact with Vollmer.

Leon Benedict asked the board about any past or future development plans of a piece of rural land abutting city limits that he thought may have infrastructure already. He indicated it would be an ideal place to construct a day-care center and a housing unit. Vollmer and Peterson will search past records for maps or any development plans that may have been developed.

Bents moved, Sik seconded for unanimous approval of the March 11, 2019 EDA Board minutes.

Vollmer discussed the status of the EDA business loan payments. After the treasurer's report was reviewed, Sik moved, Bartholomaus seconded for unanimous approval.

Thram presented the preliminary sketch for the infrastructure of the industrial park. He asked the board to remember this is not a feasibility report, only a simple sketch by the Bolton & Menk design engineer to assist with a potential grant application. This sketch includes a road, water, sewer and the access points. Thram explained possible deviations and/or potentials that could be incorporated to the sketch. After board review, Justin was asked to have the engineer add a turn lane onto U.S. Highway 14 to the sketch.

In old business, the DWA Consulting Strategic Plan Proposal was deliberated. Vollmer reviewed more in-depth details of what the plan proposal involved. Brian Pfarr asked to address the board. Brian told the board of how grant opportunities open when communities come together as one voice. This is achieved when a strategic plan is in place. The funders of grants look at how dedicated communities invest in themselves with goals and plans. Bartholomaus commented that if the main goal for the strategic plan was to bring in grant money, he would not be opposed to the idea. Sik commented that the city is already doing what DWA is proposing to do, they have already come together to raise money for things in the community.

After further discussion about the importance of a strategic plan, Stavnes made a motion to approve \$5,000 contingent on Vollmer finding other sources to satisfy the \$50,000. Bents seconded the motion. Motion carried with no other discussion.

The meeting was adjourned on a motion by Lydell, seconded by Bents and carried.

Respectfully Submitted,  
Debbie Vollmer  
EDA Coordinator

Lamberton EDA Minutes  
May 13, 2019 • 5:15 p.m.

The Lamberton EDA met in regular session in the city council room on May 13, 2019 with Board Members L. Sik, L. Bittner, C. Stavnes, M. Bents, R. Arkell and B. Bartholomaus present. Debbie Vollmer, Madonna Peterson and Jeff Gladis, UCAP were in attendance. Board Member C. Wetter was absent.

Chair Arkell called the meeting to order. On a motion by Bents, seconded by Stavnes the agenda was unanimously approved.

Stavnes moved, Bartholomaus seconded for unanimous approval of the April 8, 2019 EDA Board minutes.

Vollmer reviewed the EDA business loan accounts. The delinquent status of the Lamberton Meats loan was deliberated. Vollmer will invite the owner to the next meeting to discuss the status of the business and the ability to repay the loan. Sik moved, Bartholomaus seconded for unanimous approval of the treasurer's report as presented.

Jeff Gladis, United Community Action Partnership (UCAPP) presented the board with a proposal to write a Small Cities Development Program (SCDP) grant for Lamberton. There are multiple options to apply for these grants provided by DEED (Department of Employment and Economic Development) including owner-occupied property, rental property and commercial property. The grant application is due in November. The gathering of pertinent information is needed to complete the grant application and that information is gathered through surveys that would need to be conducted if there was interested in applying for the grant. After discussion, the board said they would support and recommend the city council conduct a needs assessment survey before deciding to apply for the grant.

In old business, Vollmer informed the board the cost of the preliminary concept plan for the Industrial Park was \$499.50. Questions were raised on the necessity of some of the concept design items such as sanitary sewer and a turn lane.

Vollmer updated the board on the recent items in which she had been working on. She also presented information regarding a Redwood County Business Development Grant Program.

Board Member Stavnes would like the EDA to do a walk-through of the US Bank Building in hopes of generating ideas of putting the building back in use. Peterson reminded the board to be mindful of the Open Meeting Law.

There being no other business, Sik moved, Bartholomaus seconded for unanimous approval to adjourn the meeting.

Respectfully Submitted,  
Madonna Peterson  
City Clerk

Lamberton EDA Minutes  
June 10, 2019 • 5:15 p.m.

The Lamberton EDA met in regular session in the city council room on June 10, 2019 with Board Members L. Sik, C. Stavnes, M. Bents, R. Arkell and L. Bittner present. Board Members B. Bartholomaus and C. Wetter were absent. Others in attendance were: Debbie Vollmer, Madonna Peterson, Brett Baumann, Steve Trachtenberg and Nicole Finch.

Chair Arkell called the meeting to order. On a motion by Stavnes, seconded by Bents the agenda was unanimously approved.

Bents moved, Sik seconded for unanimous approval of the May 13, 2019 EDA Board minutes.

Vollmer discussed the status of the EDA business loans. After the treasurer's report was reviewed, Bittner moved, Stavnes seconded for unanimous approval.

Vollmer welcomed Brett Baumann to update the board on the status of Lamberton Meats. The Lamberton Meats EDA Loan is delinquent. Baumann and the Small Business Development Center (SBDC) are in the beginning stages of reviewing the business plan to possibly shift gears. The SBDC and Baumann are working on plan development gearing the business towards retail, so employees are not necessary. The overhead costs to conduct the butchering part of the business is no longer feasible. Baumann explained the organizational changes and timed goals that have been discussed. The Board encouraged the organizational changes.

Vollmer informed the board there is a party interested in purchasing land in the Industrial Park. She said the interested party is seeking 20-25 acres to construct a USDA Cold Storage Facility that will be used for cold storage, some cutting (but no slaughtering), and possibly a cannery. The facility would need access to both the rail and Highway 14. Deliberation of the Industrial Park infrastructure ensued.

Stephen Trachtenberg and Nicole Finch, Chasing Our Tails, Inc. introduced themselves as the interested party with a global view of their business and how Lamberton may fit into that. Stephen shared how his company will process animals from the farm to the retail store in both human and pet grade qualities. His business is growing throughout the SW Region of the state. He has acquired several locations to utilize the farm to retail store concept; however, there is a nationwide shortage of cold storage. Stephen said he would like to construct a 200,000 square foot cold storage facility with an opening date in 2021 if an agreement can be reached regarding the sale and development of EDA owned acreage located in the Industrial Park. He said the Lamberton Industrial Park could be a valuable location to his business because of the access to both a major highway and a railroad spur.

Due to time restraint, Chair Arkell called for a special meeting to continue with the agenda. Sik moved, Bittner seconded to adjourn the meeting until 5:15 p.m. on Monday, June 17, 2019. All voted in favor, motion carried.

Respectfully Submitted,  
Madonna Peterson, City Clerk

Lamberton EDA Minutes  
June 17, 2019, 2019 • 5:15 p.m.

The Lamberton EDA met in special session in the city council room on June 17, 2019 with Board Members L. Sik, C. Stavnes, M. Bents, R. Arkell, C. Wetter and B. Bartholomaus present. Board Member L. Bittner was absent. Others in attendance were: Debbie Vollmer, Madonna Peterson, Justin Thram, Owen Todd and Brandon Mattison.

Chair Arkell called the meeting to order stating the special meeting was being held to continue the regular, June 10, 2019 agenda because of time restriction. He resumed the topic of the potential land sale in the Industrial Park.

Owen Todd and Brandon Mattison, Bolton & Menk engineers, were present and entertained questions regarding the conceptual design presented for infrastructure to the land being discussed including cost estimates and potential options and opinions. If the entire Industrial Park concept design were to be pursued, the city and EDA would likely want to fund the infrastructure to attract the tax base and businesses and funding options would be explored; however, this idea would take longer than what the interested party has expressed for a desired time line.

Upon discovery of cost estimates and the time needed for the city to provide the infrastructure, the board discussed the quickest, and possibly cheapest way, may be to allow private development of the land, contingent to city approval, and seek legal advice regarding terms and/or agreements. Vollmer will contact Matt Novak. Vollmer was asked to arrange a time with Steven Trachtenberg as the EDA Board members are interested in touring his other facilities.

Vollmer informed the board the application request to re-zone the lot Brandon Carter is interested in was denied. She said she has talked to Brandon about contacting private land owners for available building sites.

Vollmer gave updates on a daycare facility and the Strategic Plan. Vollmer was asked to inquire about any possible land sales with local owners. She plans to continue to meet and concur with area groups regarding developments.

Bartholomaus moved, Sik seconded to adjourn the meeting at 7:20 p.m. All voted in favor, motion carried.

Respectfully Submitted,  
Madonna Peterson, City Clerk

Lamberton EDA Minutes  
July 1, 2019, 2019 • 5:15 p.m.

The Lamberton EDA met in special session in the city council room on June 17, 2019 with Board Members L. Sik, C. Stavnes, R. Arkell, L. Bittner and B. Bartholomaeus present. Board Members C. Wetter and M. Bents were absent. Others in attendance were: Debbie Vollmer and Madonna Peterson.

Chair Arkell called the meeting to order stating the special meeting was being held to discuss an Industrial Park land sale proposal to Chasing Our Tails’.

Vollmer reviewed the discussion in which she and Stavnes had with Matt Novak, legal counsel for direction on the land sale of parcels 83-022-3040, 83-255-0080 and 83-255-0060. The board deliberated what requirements to include in the proposal to Chasing Our Tails’. They are:

1. A minimum sale price of \$10,000 for 31.8 acres of undeveloped acreage.
2. A site plan of the development of the land.
3. Letter of commitment from the bank backing the development.
4. A site plan of the private development of infrastructure. The City of Lamberton would provide an access point to connect to city infrastructure.
5. Any crop disturbed during the 2019 crop year would be paid to the current tenant by the buyer.
6. MN Statute requires a one-year deadline to begin development of the land.
7. An easement or covenant to comply with MN Stat. 469.105, subd. 6, sections 469.090 to 469.108, relating to use of the land.

Vollmer will invite Chasing Our Tails’ owner, Stephen Trachtenberg to the July 8, 2019 to present the conditions. Other options, agreements, and requirements were deliberated. These will be considered at the time of a purchase and/or developer agreement.

Bartholomaeus moved, Bittner seconded to adjourn the meeting. All voted in favor, motion carried.

Respectfully Submitted,  
Madonna Peterson, City Clerk

Lamberton EDA Minutes  
July 8, 2019 ● 5:15 p.m.

The Lamberton EDA met in regular session in the city council room on July 8, 2019 with Board Members L. Sik, C. Stavnes, M. Bents, R. Arkell, B. Bartholomaeus and L. Bittner present. C. Wetter arrived after the meeting started. Others in attendance were: Debbie Vollmer, Madonna Peterson and Steve Trachtenberg.

Chair Arkell called the meeting to order. On a motion by Stavnes, seconded by Bents the agenda was unanimously approved.

Steve Trachtenberg was present for Chasing Our Tails to discuss the Lamberton EDA proposal on the Industrial Park land. Debbie Vollmer opened by asking Steve if he had any questions or concerns on the proposal after reviewing it prior to the meeting. Steve went thru the proposal and had a couple concerns on the requirements. It was stated to Steve that this proposal was structured to help meet his timing in order to get started and the EDA/City to get possible grants for infrastructure. Steve was appreciative of the offer and would confer with his attorney and let the EDA know where he stands with this. It was stated to Steve that after consulting with council, that this is our best proposal at this time, but would entertain any counter offer that he would come up with. Steve thanked the EDA and would get back to Debbie at a later date.

Craig Wetter entered the meeting and was informed on the discussion with Steve Trachtenberg.

Sik moved and Bents seconded for unanimous approval of the June 10, 2019 EDA Board minutes.

Wetter moved and Bittner seconded for unanimous approval of the June 17, 2019 EDA special meeting minutes.

Vollmer discussed the status of the EDA business loans. After the treasurer's report was reviewed, Wetter moved, Bents seconded for unanimous approval.

New Business was next. The US Bank building was toured by a couple EDA Members recently. It is a large building with some potential for a future business. The price on the building stands at \$140,000 and the EDA feels that at this time money could be used elsewhere. It was discussed to hold off on any offer at this time and wait it out. No other potential buyers are known at this time. It was discussed if the EDA wanted it to get a business in there that currently doesn't exist or if the price was right to gain control of the building to eliminate it becoming a storage building for someone.

Vollmer informed the EDA that there has been 5 business responses for the cities grant so far in hopes that more come in.

With no further business to discuss, Bittner moved and Wetter seconded to adjourn the meeting at 6:45 p.m. All voted in favor, motioned carried.

The next EDA meeting is scheduled for Monday August 12, 2019 @ 5:15 p.m.

Respectfully Submitted,

Michael Bents, Acting Secretary

Lamberton EDA Minutes  
August 12, 2019 • 5:15 p.m.

The Lamberton EDA met in regular session in the city council room on August 12, 2019 with Board Members L. Sik, M. Bents, R. Arkell and L. Bittner present. C Stavnes, B. Bartholomaus and C Wetter absent. Others in attendance were: Debbie Vollmer and Madonna Peterson.

Chair Arkell called the meeting to order. On a motion by Sik and seconded by Bittner the agenda was unanimously approved.

Sik moved and Bittner seconded for unanimous approval of the July 1, 2019 EDA special meeting minutes and July 8, 2019 minutes.

Vollmer discussed the status of the EDA business loans. After the treasurer's report was reviewed, Bittner moved and Bents seconded with unanimous approval.

Old Business was next. It was mentioned that there has been uncertainty of the continuation of Lamberton Meats business on Main Street. Nothing official on the decision as of yet. The board has an unsecured loan with Lamberton Meats and after some discussion it was decided that we will have to wait until it is officially closed.

Onto new business. Vollmer went over the proposed EDA budget with the Board that will be submitted for approval at the city council. There were some numbers in the budget that were split into other categories for better tracking, but overall the 2020 budget will stay similar to the 2019 budget. I was also discussed about requesting some funds from the city to the EDA. Due to the EDA already having funds to use in their account and nothing in the works for Economic Development, no request will be made at this time.

It was discussed about what the EDA's future plans are for the industrial park after a few possibilities were dissolved due to infrastructure not being developed yet in the park. A few suggestions were made like developing some of it with the funds that the EDA has in the hopes to be more prepared in the future when grant funds could be applied for, the possible sale of the land and invest it into other avenues like main street businesses, a daycare, multifamily housing and or possible main street buildings and also to sell some of the land and look into other land purchases for development.

It was discussed what the EDA's thoughts were on the 2020 land rent. Currently the EDA was getting \$200 / Ac in 2019. It was mentioned that land rent in the area is in that range of \$180 - \$220 for normal none family deals. The rental agreement will be changed for 2020 to include language that the EDA can opt out of this agreement by a certain date if a business opportunity came up for the industrial park. Vollmer will check with city attorney on this language and add

it in the rental agreement. I motion by Bittner and a second by Sik to leave the cash rent @ \$200 for the 2020 season. All voted in favor and motion carried.

Next on the agenda was the director terms. Vollmer explained the terms according to the EDA By Laws. There will be terms of 1, 2, 3, 4 and 5 years superseded by a six year term. The two city council members will serve their term of office on the Board. If a replacement council member is replaced, that member will serve the remaining term of the previous member. It was suggested that the current EDA board terms be filled by seniority starting at 1 yr thru 5 yrs. Per seniority Wetter – 1 year, Arkell – 2 year, Bents - 3 year, Stavnes – 4 year and Bartholomaus – 5 year.

Officer elections was next. Nominations were as follows – President – Arkell, Vice Chair – Stavnes, Secretary – Bents, Treasurer – City Clerk. Sik moved and Bittner seconded. Motion Carried.

Other Business:

Vollmer mentioned that there were approximately 80 residential replies / applicants and 7 or 8 commercial replies / applicants to the city grant survey and application.

Vollmer gave a daycare update. Not much progress, but is moving forward with some excitement.

With no further business to discuss, Bittner moved and Bents seconded to adjourn the meeting at 6:40 p.m. All voted in favor, motioned carried.

The next EDA meeting is scheduled for Monday September 9, 2019 @ 5:15 p.m.

Respectfully Submitted,

Michael Bents, Acting Secretary

Lamberton EDA Minutes  
September 18, 2019 • 5:00 p.m.

The Lamberton EDA met in the city council room on September 18, 2019 with Board Members L. Sik, M. Bents, R. Arkell and C. Stavnes were present. C. Wetter and B. Bartholomaeus were in attendance after the meeting had a quorum to start. L. Bittner was absent. Others in attendance were: Debbie Vollmer.

Chair Arkell called the meeting to order. On a motion by Sik and seconded by Arkell to approve the agenda after one addition of Hubert Land was made. Motion unanimously approved.

Sik moved and Bents seconded to approve the August 12, 2019 minutes with one spelling issue to correct. Motion unanimous carried.

Vollmer discussed the treasurer report and the status of the EDA business loans. After the treasurer's report was reviewed, Stavnes moved and Sik seconded with unanimous approval.

Wetter entered the meeting in progress.

Old Business was next. Discussion on the Lamberton Meats possible closing was done with attorney's opinion on what is the recommended next steps on our loan. Since the facebook posting of closing, D. Vollmer stopped down at Lamberton Meats and it was locked on that day. No recent activity has been seen. Also it was noted that Brett has been looking for other work. Vollmer updated the EDA on the attorney's opinion on the next step on collecting on the loan. Beings there is a demand feature in the note, a demand for full payment letter will be sent to Lamberton Meats LLC requesting that note is due. No judgement will be started due to the unlikely of any collection and to limit more costs on an uncollectable loan. Also there was no personal guarantee from Brett on the note to enforce a judgement personally. The only hope at this time is a possible bankruptcy and being listed as an outstanding loan.

Stavnes dismissed himself from the meeting for a prior commitment.

D. Vollmer brought attorney suggestions to the Board for the 2020 Land Rent Agreements and the possibility of future business prospects for the industrial park. The suggestions were to have a starting and ending date for the years rent, that the rental tenant may not sublease out the land, that crops planted should be like crops for the area and that if a land purchaser for industrial development is accepted during the crop year that the EDA will give a one month termination notice of the lease and limited field access. Discussion was completed and a motion by Bents and seconded by Wetter to approve the suggestions above except limited field access. Motioned carried. Approved suggestions will be updated. See lease agreement as attached with attorney's suggestions.

D. Vollmer brought the EDA up to date on the Daycare project in the nursing home. In recap the school is in favor and will help where needed. A small committee headed by Vollmer is getting assembled to help with the project and she would like to get more people on board to promote and get this moving forward.

D. Vollmer dismissed herself due to an ambulance call. B. Bartholomaus entered meeting in progress.

Onto new business. Larry Hubert approached the EDA to purchase 4 lots from him to redevelop. D. Vollmer and Stavnes had talked to him prior to the meeting. Vollmer and Stavnes weren't around to answer any questions. Chair Arkell has some notes on this and discussion on this was done. It was decided to let D. Vollmer contact Hubert and let him know that we are interested, but will have to do some figuring out of a price to benefit both sides. This will be further discussed at the next meeting.

With no further business to discuss, Bents moved and Sik seconded to adjourn the meeting at 6:40 p.m. All voted in favor, motioned carried.

The next EDA meeting is scheduled for Monday October 14, 2019 @ 5:15 p.m.

Respectfully Submitted,

Michael Bents, Secretary

Lamberton EDA Minutes  
October 15, 2019 • 5:15 p.m.

The Lamberton EDA met in regular session in the city council room on October 15, 2019 with Board Members L. Sik, L. Bittner, C. Stavnes, R. Arkell and C. Wetter present. Debbie Vollmer and Madonna Peterson were in attendance. Board Members B. Bartholomaus and M. Bents were absent.

Chair Arkell called the meeting to order. On a motion by Wetter, seconded by Sik the agenda was unanimously approved.

Sik moved, Stavnes seconded for unanimous approval of the September 18, 2019 EDA Board minutes.

Vollmer reviewed the EDA business loan accounts. Vollmer, Bittner and Stavnes will be meeting with representatives of Red Rock Bank and the SRDC to discuss the delinquent status of the Lamberton Meats loan on October 17, 2019 at 9:30 a.m. Wetter moved, Stavnes seconded for unanimous approval of the treasurer's report as presented.

In old business, Vollmer informed the board an announcement will be made at a future Community Foundation meeting by Valley View Manor regarding a daycare. Vollmer also informed the board she will be working on farm leases in the next week.

In new business, Vollmer told the board there will be a meeting on October 22, 2019 at 7 p.m. to discuss the formation of a "Community Foundation". Arrangements have been made with Jeff Vetsch, SWIF (Southwest Initiative Foundation) representative to assist.

Vollmer stated she was contacted by the Lawrence Hubert children regarding purchasing four (4) lots on Fourth Avenue. She said three (3) of the lots have a structure on it that would need to be razed. Arkell moved, Wetter seconded for unanimous approval to purchase the lots at a cost of \$1 each. Vollmer recommended not to title the lots in the EDA's name due to legal restrictions. Instead, recommend to the city council to title the lots in the city's name because there is fewer legal restrictions.

Vollmer said she approached a property owner with a vacant lot abutting one of the Hubert lots on Fourth Avenue, regarding any interest of sale. The property owner said she would sell the lot for \$1,500. Wetter moved, Bittner seconded for unanimous approval to reject the offer and counter-offer \$1.

Stavnes and Vollmer shared updates regarding school task force activity.

There being no other business, Bittner moved, Sik seconded for unanimous approval to adjourn the meeting.

Respectfully Submitted,  
Madonna Peterson  
City Clerk

Lamberton EDA Minutes  
November 12, 2019 • 5:15 p.m.

The Lamberton EDA met in the city council room on November 12, 2019 with Board Members L. Sik, L. Bittner, C. Stavnes, M. Bents, R. Arkell, C. Wetter, B. Bartholomaus and D. Vollmer were present.

Chair Arkell called the meeting to order. On a motion by Wetter and seconded by Bittner to approve the agenda. Motion unanimously approved.

Sik moved and Wetter seconded to approve the October 15, 2019 minutes. Motion carried.

Vollmer discussed the treasurer report and the status of the EDA business loans. Discussion on sending late letter or talking to all delinquent loans. After the treasurer's report was reviewed, Wetter moved and Bartholomaus seconded with unanimous approval.

Old Business was next. D. Vollmer has tried to get into contact with Larry Hubert after letting him know that the EDA approved the purchase of the (3) lots @ \$1.00 each. Hubert originally said that he would have to talk to his siblings and hasn't returned with a decision. Vollmer asked what is our next step with him. Sik said that we should let it ride and await his reply. All agreed with that recommendation. Vollmer went over the estimate from L&S Construction for the removal of the houses on Huberts lots and the possible locker plant. Arkell thought that instead of collapsing the basement below grade as per estimate and filling to grade that the basements should be hauled away to eliminate future settlement of the lot and or future house footings. It was discussed that this is the normal demo procedure, but can be a question for the project if it comes to that.

Onto new business. Vollmer updated the EDA that her, Stavnes and Bittner met with Red Rock Bank president Jim Krohn and SWDC Robin Weis to discuss Lamberton Meats. The SWDC has a RE mortgage on the building with personal guarantees and RRB has collateral on the equipment. It was stated that Robin Weis is going to recommend to her Board to do a Quit Claim Deed From Baumann to SWDC and get the loan proceeds off the books. There would be interest in deeding the building to the Lamberton EDA or City for a minimal amount. Discussion was done on that option with opinions of do we want the building with the small lot, do we gain control of that building to eliminate the possibility of being bought for storage, to gain control with the possibility of the building next to it going up for sale to purchase and then have a larger lot for a new building for business on main street. At this point we will wait and see what comes from the SWDC board recommendation and discuss our options at that time further.

Bartholomaus asked what the status of the US Bank building was to the extent of any buyer interest. No interest in the building has been heard in the community. The question was asked if there is a need for business space in Lambertton beings the old dentist building has been converted into 4 business offices with three filled. Vollmer did say that there was some interest in the past and there was a couple interested in the other chiropractic office but nothing recent.

Vollmer mentioned that there is a Community information meeting to be held this Thursday the 14<sup>th</sup> @ 7:00 at the Legion. This is the second meeting to discuss the formation of a “Community Foundation” in Lambertton. Jeff Vetch from the SWIF will be heading the meeting to get the communities support and to answer questions about the Foundation. Jeff’s goal is to get a Board assigned and to start fundraising. Vollmer stated that there are people that won’t make it to the meeting but have stated interest in being on the Board if assigned.

With no further business to discuss, Wetter moved and Sik seconded to adjourn the meeting at 6:20 p.m. All voted in favor, motioned carried.

The next EDA meeting is scheduled for Monday December 9, 2019 @ 5:15 p.m.

Respectfully Submitted,

Michael Bents, Secretary

Lamberton EDA Minutes  
December 09, 2019 • 5:15 p.m.

The Lamberton EDA met in the city council room on December 09, 2019 with Board Members L. Sik, L. Bittner, C. Stavnes, M. Bents, R. Arkell, C. Wetter, and D. Vollmer were present.

Chair Arkell called the meeting to order. On a motion by Stavnes and seconded by Sik to approve the agenda. Motion unanimously approved.

Sik moved and Bittner seconded to approve the November 12, 2019 minutes. Motion carried.

Vollmer discussed the treasurer report and the status of the EDA business loans. Vollmer had sent letter out to all delinquent borrowers. Vollmer said that Bill Schaffran mentioned that he would bring his note current after the first of the year. Also S&A Foods loan is paid off in full. After the treasurer's report was reviewed, Bents moved and Wetter seconded with unanimous approval. Vollmer gave an update on Lamberton Meats after her and Stavnes talked with the other lenders on this property. I summary it will be sometime before this will be resolved. Due to this Vollmer was looking for a motion to request the city council to write off Lamberton Meats as bad debt in the amount of \$21,862.03. Discussion on if this needs to be done by yearend or can wait until the process from the other lenders are done was done. It didn't matter either way on this matter, but does clean up the books for the 2019 year due to no seeable recovery in sight. It was moved by Arkell and seconded by Wetter to request the city to write off the \$21,862.03 Lamberton Meats loan by yearend. Sik abstained voting due to being related. All voted yes except Stavnes voted no. Motioned carried by majority vote.

Old Business was next. Vollmer had a handout for Redwood County Removal Grant Program. This was to inform the EDA members of the program for possible future building removals in Lamberton in particular the possible Lamberton Meat's building on the horizon. Discussion was done to think about if the EDA or City was offered the Lamberton Meat's building and if we would want to purchase it and resell or purchase it and tear it down with the use of the grant. It was mentioned that the building would have to probable be a quit claim deed for minimal money and we would probably want to see if we could get an adjoining lot in order to have better success in reselling. It was left to think about and re-discuss when the situation arises.

Onto new business. 2020 Proposed Taxes was looked at and reviewed. A general question was asked to Mayor Sik about how the street project funds were taxed to the property owners. Sik responded that normal standard is that 21% is taxed to the effected property owners and 79% to the levy. This scenario was 100% to the levy and thus taxed to all properties in Lamberton. The Lamberton Clinic is Closing on February 28, 2020. Vollmer updated that the City of Lamberton and Springfield will be working together to find a successor of the property. As of now there are (2) interested parties. Incentives for new construction was brought up.

The EDA and the city will be asked if there are anything that they can offer for new construction. Nothing was brought up from the EDA. There are tax abatements that can be offered that are usually 5 years in term in smaller towns. Vollmer enclosed some examples of late letter for future delinquent EDA loans. It was brought up maybe to offer ACH payments on current and new loans. There are a few fees to process this, but maybe could be linked with the water bills. It will be looked further into. Vollmer updated that all the farm lease payments are signed for 2020 and have received all 2019 payments.

With no further business to discuss, Bents moved and Sik seconded to adjourn the meeting at 6:15 p.m. All voted in favor, motioned carried.

The next EDA meeting is scheduled for Monday January 13, 2020 @ 5:15 p.m.

Respectfully Submitted,

Michael Bents, Secretary