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. Bartholomaus were in attendance after the meeting had a qourum 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