

Announcement of Meeting
Economic Development Authority
Regular Meeting Agenda

Monday, March 9, 2026

8:00 AM

Council Chambers

A. CALL TO ORDER - ROLL CALL

Mayor or Presider will call the meeting to order, state the time, and take roll call.

B. APPROVAL OF MINUTES OF PRECEDING MEETING

1. Approval of LEDA Regular Meeting Minutes - 02 09 2026

Attachments: [02 09 2026 LEDA Minutes](#)

C. BILLS AND COMMUNICATIONS

1. Approval of Regular Department Payment Report - 02 2026

Attachments: [Dept Payment Report - 02 2026](#)

2. Approval of Financial Report - 02 2026

Attachments: [Financial Summary 02 2026.pdf](#)

D. DIRECTOR'S REPORTS & DISCUSSION

1. LUV Modular

LUV Modular, LLC is interested in building a multi-family modular production facility in the Luverne Industrial Park. The 176,760 sq ft modular manufacturing facility would require a 15-acre site. Staff and engineers have been working on site development options, roads, access, utilities, and storm water management. Don Jahnke will be presenting information on Luv Modular, LLC.

https://docs.google.com/presentation/d/1aJPdvVVgsaoeAwp0SWfbQ8EJ_gYaV uqW/edit?slide=id.p1#slide=id.p1

E. BUSINESS

1. Motion to Approve Residential Demolition Grant Request - TSE Investments LLC, 109 W. Mead Court (Lot 18)

Thomas Eddie for TSE Investments has submitted an application for the Residential Demolition Grant Program for property at 109 W. Mead Court. Eddie would like to demo the trailer situated on Lot 18. Eddie reports that the structure is substandard, dilapidated, and beyond repair. The home is

uninhabitable. Eddie has submitted proper paperwork and meets all the requirements for a Residential Demolition grant for up to \$3000.

Attachments: [109 W. Mead Court- Lot 18](#)

F. ADJOURNMENT

A motion to adjourn would be in order.

Staff Report

File #: 2025-443

Agenda Date: 3/9/2026

Agenda #: 1.

Approval of LEDA Regular Meeting Minutes - 02 09 2026



Announcement of Meeting
Economic Development Authority
Regular Meeting Minutes

305 E. Luverne St.
Luverne, MN 56156
www.cityofluverne.org

Monday, February 9, 2026

8:00 AM

Council Chambers

A. OATH OF OFFICE

Sherri Thompson submitted her Letter of Resignation. Quinn Buss is fulfilling the remainder of her term with an expiration date of January 2031. Mayor Pat Baustian administered the Oath of Office to Quinn Buss.

B. CALL TO ORDER - ROLL CALL

Present Patrick Baustian, Ryan DeBates, Tara Zewiske, Kevin Aaker, and Quinn Buss

A Regular Meeting of the Luverne Economic Development Authority was held in the Council Chambers, commencing at 8:00 AM.

Additional attendees include: City Administrator Jill Wolf & EDA Director Holly Sammons.

C. APPROVAL OF MINUTES OF PRECEDING MEETING

- 1. Approval of LEDA Regular Meeting Minutes - 01 12 2026

A motion was made by Aaker, seconded by Zewiske, that these LEDA Minutes be approved. The motion carried by the following vote:

Aye: Baustian, DeBates, Zewiske, Aaker, and Buss

D. BILLS AND COMMUNICATIONS

- 1. Approval of Regular Department Payment Report - 01 2026

A motion was made by DeBates, seconded by Aaker, that this LEDA Regular Department Payment Report be approved. The motion carried by the following vote:

Aye: Baustian, DeBates, Zewiske, Aaker, and Buss

- 2. Approval of Financial Report - 01 2026

A motion was made by Zewiske, seconded by DeBates, that this LEDA Financial Report be approved. The motion carried by the

following vote:

Aye: Baustian, DeBates, Zewiske, Aaker, and Buss

E. DIRECTOR'S REPORTS & DISCUSSION

1. Economic Development Association of Minnesota (EDAM) Announces 2026 Excellence in Economic Development Award Winners

Winners of the Excellence in Economic Development Awards were announced on January 22, 2026 as part of EDAM's annual Winter Conference. The City of Luverne, in partnership with Kids Rock! Child Care Center, has been selected as a winner of the Innovation Award as part of the Excellence in Economic Development Awards.

These awards recognize projects and professionals in the economic development industry who have gone above and beyond or overcome significant challenges in the past year. The awards are presented annually to highlight outstanding projects, initiatives, and leadership that demonstrate innovation, community impact, and effective problem-solving. The Innovation Award specifically recognizes a creative solution to an economic development challenge and may be awarded to a community, county, organization, individual, or collaborative team.

The Greater Minnesota Innovation Award was awarded to the City of Luverne and Kids Rock! Child Care Center in recognition of our collaborative efforts to address critical workforce and childcare challenges through innovative, community-driven solutions. This recognition reflects the strength of our partnerships, the leadership demonstrated by the City and Kids Rock! throughout the project, and the measurable impact on economic development and quality of life in our community. It also brings positive statewide visibility to Luverne and reinforces the importance of investing in childcare as essential for economic growth.

Here is the link to the Awards Page:

<https://www.edam.org/EDAM/EDAM/About/Awards/Awards.aspx>

Here is the link to the You Tube Video for the Innovation Award Project:

<https://www.youtube.com/watch?v=2Q4xyAUKOBs>

As part of the Conference, Sammons and McClure were also speakers along with First Children's Finance and ISG for a facilitated panel discussion about how the community took action to address a critical infrastructure need for community growth and business attraction. Together, the panelists highlighted how collaboration, creativity, and community engagement turned an urgent need into a lasting economic investment in Luverne's future. The discussion began with a recap of the community engagement process that began in 2017 and involved a number of community meetings to include elected officials, local

businesses, current providers, and parents alike. The urgency came from parents when local family childcare providers announced they were closing and other providers were nearing retirement. Additionally, the number of family child care providers was steadily declining year after year. With limited availability, especially for infant slots, many parents were left with no options. After the community meetings, it was identified that the lack of childcare was negatively affecting many local businesses ability to attract and retain talent. The COVID period further proved that childcare is essential to workforce development. While Rock County has proudly been served exclusively by wonderful in-home family child care providers, there are simply not enough of them. Many working parents also expressed the desire for center-based care to accommodate different needs such as extended hours and consistent care over the summer, holidays, and school breaks. Making the connection between childcare and economic development, local leaders viewed childcare as essential to community growth. Furthermore, parents wanted options and a healthy community would offer both.

After securing the \$2.6 million dollar federal grant, the community went to work on fundraising another \$1 million dollars. Of particular interest to the attendees was how the community raised over \$1 million dollars. Sammons shared that businesses contributed over 60% of all dollars raised and noted the following contributions:

- 32 business donors accounted for \$756,000
- 37+ individual donations - \$150,000
- 2 Philanthropist - \$325,000
- 2 Foundations - \$99,000
- 3 Churches - \$22,500
- 3 Clubs/organizations \$10,000

The panel shared the funding structure for the project and the details about the ownership and management of the operations. Kids Rock! is the license holder and the center opened in June 2025. Attendance has steadily been increasing each month since opening. About 97 children attend per week in January and the center employs 33 people (PT and FT). Results from a recent Family Impact Survey were also shared to understand how the center's opening is impacting families, businesses, and the community:

Reliability for Employers:

- The #1 challenge families faced before Kids Rock! was a "Lack of availability and reliability" (55%). By offering different options for working parents, the center has directly reduced last-minute work disruptions for many families and improved work-life balance for others.
- 78% of parents say Kids Rock! allows them to work full time.

Peace of Mind:

- 9 out of 10 parents report significantly lower stress levels since joining the Kids

Rock! family.

Consistency:

-81% reported "Improved reliability and consistency of childcare, which is vital for long-term family stability."

Child Development:

-74% noted a direct improvement in their child’s routine and well-being.

Stress Reduction:

-89% of respondents reported "Reduced stress related to childcare."

This data confirms that Kids Rock! is not only a childcare provider but a vital driver of Luverne’s workforce stability and community appeal.

Sammons reported that the Council would be hearing a presentation from a Developer on a proposed housing project at the February 10th Council Work Session.

Sammons also reported that the City Department Heads would be attending the Rock County Future Leaders meeting on the evening of February 9th at 7pm .

E. BUSINESS

- 1. Motion to Approve Resolution #3-2026 "A RESOLUTION BY THE LUVERNE ECONOMIC DEVELOPMENT AUTHORITY ADOPTING A DATA PRACTICES POLICY AND APPOINTING A RESPONSIBLE AUTHORITY AND COMPLIANCE OFFICIAL"

A motion was made by Aaker, seconded by DeBates, that this LEDA Resolution be approved. The motion carried by the following vote:

Aye: Baustian, DeBates, Zewiske, Aaker, and Buss

G. ADJOURNMENT

As there was no further business before the Luverne Economic Development Authority, the meeting was adjourned at 8:38 AM.

A motion was made by Zewiske, seconded by Buss, that this be adjourned. The motion carried by the following vote:

Aye: Baustian, DeBates, Zewiske, Aaker, and Buss

H. SIGNATURES

Patrick T. Baustian, President

Holly J. Sammons, EDA Director

Staff Report

File #: 2025-444

Agenda Date: 3/9/2026

Agenda #: 1.

Approval of Regular Department Payment Report - 02 2026

EDA Report By Fund

City of Luverne, MN

Payment Dates 2/4/2026 - 3/4/2026

Vendor Name	Payment Date	Post Date	Description (Item)	Account Number	Amount
Fund: 650 - EDA GENERAL OPERATIONS					
EDAM of Minnesota	02/20/2026	11/25/2025	2026 EDAM Membership Dues	650-46515-3491	335.00
Eisma & Eisma Attorneys at L...	02/25/2026	12/05/2025	Manfred hts Protective Coven...	650-46515-3304	962.50
Madison National Life Ins Co	02/06/2026	12/05/2025	Long-Term Disability Insurance	650-21231	15.27
Madison National Life Ins Co	02/06/2026	12/19/2025	Long-Term Disability Insurance	650-21231	15.77
Madison National Life Ins Co	02/06/2026	12/19/2025	Employee Life Insurance	650-21227	2.57
Madison National Life Ins Co	02/06/2026	01/02/2026	Long-Term Disability Insurance	650-21231	15.52
Madison National Life Ins Co	03/02/2026	01/02/2026	MN Paid Leave Premiums	650-21226	28.52
Elan Financial Services	02/26/2026	01/06/2026	EDAM Awards Ceremony	650-46515-3331	180.00
Elan Financial Services	02/26/2026	01/13/2026	EDA - Advertising	650-46515-3349	3.42
Madison National Life Ins Co	02/06/2026	01/16/2026	Long-Term Disability Insurance	650-21231	31.98
Madison National Life Ins Co	02/06/2026	01/16/2026	Employee Life Insurance	650-21227	2.57
Madison National Life Ins Co	03/02/2026	01/16/2026	MN Paid Leave Premiums	650-21226	58.76
Elan Financial Services	02/26/2026	01/22/2026	EDAM Conference	650-46515-3331	155.02
Madison National Life Ins Co	03/02/2026	01/30/2026	MN Paid Leave Premiums	650-21226	29.16
Luverne Area Chamber	02/19/2026	02/05/2026	1/2 Pg Etc Mag February Ed	650-46515-3349	450.00
Luverne City of	02/20/2026	02/10/2026	Interdepartmental Bills - Janu...	650-46515-3386	64.57
Luverne City of	02/20/2026	02/10/2026	Interdepartmental Bills - Janu...	650-46515-3386	31.30
Luverne City of	02/20/2026	02/10/2026	Interdepartmental Bills - Janu...	650-46515-3389	47.25
Luverne City of	02/20/2026	02/10/2026	Interdepartmental Bills - Janu...	650-46515-3389	30.75
Verizon	02/20/2026	02/10/2026	Holly Sammons	650-46515-3321	50.49
Delta Dental of Minnesota	02/28/2026	02/13/2026	Pediatric Dental Insurance	650-21226	21.46
Blue Cross Blue Shield of Min...	02/28/2026	02/13/2026	Employee Health Insurance	650-21226	285.66
HealthEquity	02/13/2026	02/13/2026	Employee HSA Contribution	650-21250	264.42
MissionSquare Retirement - 4...	02/13/2026	02/13/2026	Deferred Comp Contributions	650-21225	406.03
Madison National Life Ins Co	03/02/2026	02/13/2026	Long-Term Disability Insurance	650-21231	15.87
Public Employees Retirement	02/13/2026	02/13/2026	PERA Contributions	650-21224	516.77
MissionSquare Retirement - 4...	02/13/2026	02/13/2026	ROTH Percent Contributions	650-21225	110.74
EFTPS-Federal	02/13/2026	02/13/2026	FICA WITHHOLDING	650-21223	386.84
EFTPS-State	02/13/2026	02/13/2026	STATE WITHHOLDING	650-21222	137.34
EFTPS-Federal	02/13/2026	02/13/2026	MEDICARE WITHHOLDING	650-21223	90.48
EFTPS-Federal	02/13/2026	02/13/2026	FED WITHHOLDING	650-21221	277.37
Delta Dental of Minnesota	02/28/2026	02/27/2026	Pediatric Dental Insurance	650-21226	21.46
Delta Dental of Minnesota	02/27/2026	02/27/2026	Pediatric Dental Insurance	650-21226	128.83
Blue Cross Blue Shield of Min...	02/28/2026	02/27/2026	Employee Health Insurance	650-21226	285.66
Blue Cross Blue Shield of Min...	02/28/2026	02/27/2026	Employee Health Insurance	650-21226	1,713.97
HealthEquity	02/27/2026	02/27/2026	Employee HSA Contribution	650-21250	264.42
MissionSquare Retirement - 4...	02/27/2026	02/27/2026	Deferred Comp Contributions	650-21225	406.03
Madison National Life Ins Co	03/02/2026	02/27/2026	Long-Term Disability Insurance	650-21231	17.62
Madison National Life Ins Co	03/02/2026	02/27/2026	Employee Life Insurance	650-21227	2.57
Public Employees Retirement	02/27/2026	02/27/2026	PERA Contributions	650-21224	516.77
MissionSquare Retirement - 4...	02/27/2026	02/27/2026	ROTH Percent Contributions	650-21225	110.74
Blue Cross Blue Shield of Min...	02/27/2026	02/27/2026	Vision Insurance	650-21220	16.91
EFTPS-Federal	02/27/2026	02/27/2026	FICA WITHHOLDING	650-21223	384.74
EFTPS-State	02/27/2026	02/27/2026	STATE WITHHOLDING	650-21222	136.19
EFTPS-Federal	02/27/2026	02/27/2026	MEDICARE WITHHOLDING	650-21223	89.98
EFTPS-Federal	02/27/2026	02/27/2026	FED WITHHOLDING	650-21221	273.65
Fund 650 - EDA GENERAL OPERATIONS Total:					9,392.94
Fund: 663 - CWG/TCI BLDGS OPER					
Climate Systems Inc	02/19/2026	02/10/2026	Fan Motor/Housing/Heat Pu...	663-46515-2223	660.00
Fund 663 - CWG/TCI BLDGS OPER Total:					660.00
Fund: 680 - LEDA ECONOMIC DEV REVOLVI					
Jarchow, Mike	02/25/2026	02/20/2026	Façade Improvement @ 310 ...	680-46515-7214	13,933.23

EDA Report

Payment Dates: 2/4/2026 - 3/4/2026

Vendor Name	Payment Date	Post Date	Description (Item)	Account Number	Amount
Henrichs, Cody	02/25/2026	02/23/2026	Façade Improvement @ 109 E...	680-46515-7214	10,369.00
			Fund 680 - LEDA ECONOMIC DEV REVOLVI Total:		24,302.23
			Grand Total:		34,355.17

Report Summary

Fund Summary

Fund	Payment Amount
650 - EDA GENERAL OPERATIONS	9,392.94
663 - CWG/TCI BLDGS OPER	660.00
680 - LEDA ECONOMIC DEV REVOLVI	24,302.23
Grand Total:	34,355.17

Account Summary

Account Number	Account Name	Payment Amount
650-21220	EDA Vision Plan Payable	16.91
650-21221	EDA Federal Withholding	551.02
650-21222	EDA State Withholding	273.53
650-21223	EDA FICA Withholding	952.04
650-21224	EDA Pera Withholding	1,033.54
650-21225	EDA Icmarc Withholding	1,033.54
650-21226	EDA Health Insurance	2,573.48
650-21227	EDA Life Insurance	7.71
650-21231	EDA Long Term Disability...	112.03
650-21250	HSA Payable	528.84
650-46515-3304	Legal Fees	962.50
650-46515-3321	Telephone Charges	50.49
650-46515-3331	Travel, Meals, Lodging &...	335.02
650-46515-3349	Advertising	453.42
650-46515-3386	Storm Sewer Utilities	95.87
650-46515-3389	Miscellaneous Utilities	78.00
650-46515-3491	Dues & Subscriptions	335.00
663-46515-2223	Building Maintenance	660.00
680-46515-7214	FaÅšade Improvement G...	24,302.23
Grand Total:		34,355.17

Project Account Summary

Project Account Key	Payment Amount
None	34,355.17
Grand Total:	34,355.17

Staff Report

File #: 2025-445

Agenda Date: 3/9/2026

Agenda #: 2.

Approval of Financial Report - 02 2026

EDA Financial Summary for:
February 28, 2026

Preliminary

Account Number:	General Operation 650 2026	General Operations 650	Veterans & Evergreen Addn Lots 653	Sybesma Subd Lots 654	Industrial Park 656	Manfred Heights Subd 657	Uithoven Lots 658	CWG/TCI Bldg Operating 663	Minnwest TIF #17 670	Econ Dev Revolv Loan 680	Downtown SCDP Grant 681	RBEG Revolving Loan 683	SCDP Local Income 685	CDAP 13-0112-0-FY14 686	TOTAL ALL EDA OPERATIONS
11110 Cash in Bank		330,591.90	80,713.77	13,925.06	266,711.22	152,663.47	228,115.14	250,508.68	3,573.77	21,626.00	-	166,971.69	236,107.52	-	1,751,508.22
11111 Cash-Replacement Reserve		-	-	-	-	-	-	6,758.36	-	-	-	-	-	-	6,758.36
11801 Lease Receivables		-	-	-	-	-	-	40,062.00	-	-	-	-	-	-	40,062.00
12320 Investment Interest Receivable		234.85	24.92	4.10	390.66	44.39	18.06	425.02	4.31	40.00	-	172.34	201.45	-	1,560.10
12322 Loan Interest Receivable		(19.52)	-	-	-	-	-	-	-	(20.44)	-	-	-	-	(39.96)
12611 Accounts Receivable		922.88	-	-	-	-	-	-	-	1,086.15	-	499.98	-	-	2,509.01
12687 Program Income Loan-Rock Manor		-	-	-	-	-	-	-	-	-	10,000.00	-	-	-	10,000.00
12742 Rock River Apothecary RBEG Loan		-	-	-	-	-	-	-	-	-	-	4,583.35	-	-	4,583.35
12743 Luverne Counseling RBEG Loan		-	-	-	-	-	-	-	-	-	-	-	-	-	-
12744 Big Top Tent RBEG Loan		-	-	-	-	-	-	-	-	-	-	166.86	-	-	166.86
12745 Opitz RBEG		-	-	-	-	-	-	-	-	-	-	416.85	-	-	416.85
12746 V & D Properties RBEG Loan		-	-	-	-	-	-	-	-	-	-	1,083.49	-	-	1,083.49
12747 Novo Aesthetics RBEG Loan		-	-	-	-	-	-	-	-	-	-	1,083.49	-	-	1,083.49
12748 Swenson Scrapping RBEG Loan		-	-	-	-	-	-	-	-	-	-	1,416.81	-	-	1,416.81
12756 Opitz Prop Gap Loan		4,746.88	-	-	-	-	-	-	-	-	-	-	-	-	4,746.88
12762 Schomacker GAP Loan		13,589.64	-	-	-	-	-	-	-	-	-	-	-	-	13,589.64
12763 ATLAS GAP Loan		13,589.99	-	-	-	-	-	-	-	-	-	-	-	-	13,589.99
12764 Big Top Tent GAP Loan		13,589.64	-	-	-	-	-	-	-	-	-	-	-	-	13,589.64
12834 Ben Franklin Lodge Façade Loan		-	-	-	-	-	-	-	-	1,342.99	-	-	-	-	1,342.99
12836 Loan Rec - Cleveringa Construction		-	-	-	-	-	53,131.96	-	-	-	-	-	-	-	53,131.96
12836 Prairie Water Solutions LLC Façade Loan		-	-	-	-	-	-	-	-	14,892.95	-	-	-	-	14,892.95
12847 Arcade Building Façade Impr Loan		-	-	-	-	-	-	-	-	17,757.98	-	-	-	-	17,757.98
12854 Mike Cox Façade Impr Loan		-	-	-	-	-	-	-	-	-	-	-	-	-	-
12856 Luverne Counseling Façade Loan		-	-	-	-	-	-	-	-	5,755.86	-	-	-	-	5,755.86
16110 Land		-	27,055.54	6,624.45	476,045.32	93,750.00	92,954.00	20,680.00	-	-	-	-	-	-	717,109.31
16210 Buildings		-	-	-	-	-	-	2,502,564.71	-	-	-	-	-	-	2,502,564.71
16290 Accum Deprec - Bldgs		-	-	-	-	-	-	(1,818,114.67)	-	-	-	-	-	-	(1,818,114.67)
16310 Improvements		-	-	-	-	-	-	21,891.11	-	-	-	-	-	-	21,891.11
16390 Accum Deprec - Impr		-	-	-	-	-	-	(21,891.11)	-	-	-	-	-	-	(21,891.11)
16410 Machinery & Equipment		-	-	-	-	-	-	5,835.38	-	-	-	-	-	-	5,835.38
16490 Accum Deprec - Mach & Eq		-	-	-	-	-	-	(5,835.38)	-	-	-	-	-	-	(5,835.38)
Total Assets:		377,246.26	107,794.23	20,553.61	743,147.20	246,457.86	374,219.16	1,002,884.10	3,578.08	62,481.49	10,000.00	176,394.86	236,308.97	-	3,361,065.82
21120 Accounts Payable		210.82	-	-	-	-	-	-	-	-	-	-	-	-	210.82
Equity:															
26130 Contributions from Rock County		-	-	-	-	-	-	10,680.00	-	-	-	-	-	-	10,680.00
26150 Contributions from Others		-	-	-	-	377,852.51	-	500,000.00	-	-	-	-	-	-	877,852.51
26503 Reserved for Debt Service		-	107,794.23	20,553.61	-	(131,394.65)	-	494,972.54	3,578.08	86,542.00	-	-	-	-	582,045.81
26508 Reserved for Econ Devel		204,374.08	-	-	743,147.20	-	-	-	-	-	10,000.00	176,394.86	236,308.97	-	1,370,225.11
26609 Committed for Lot Development		-	-	-	-	-	374,219.16	-	-	-	-	-	-	-	374,219.16
26711 Revenue Control		215,605.95	-	-	-	-	-	10,000.00	-	241.72	-	-	-	-	225,847.67
26721 Expense Control		(42,945.20)	-	-	-	-	-	(12,768.44)	-	(24,302.23)	-	-	-	-	(80,015.87)
Total Liabilities & Equity		377,246.26	107,794.23	20,553.61	743,147.20	246,457.86	374,219.16	1,002,884.10	3,578.08	62,481.49	10,000.00	176,394.86	236,308.97	-	3,361,065.82

EDA Financial Summary for:
February 28, 2026

Preliminary

Account Number:	General Operation 650 2026	General Operations 650	Veterans & Evergreen Addn Lots 653	Sybesma Subd Lots 654	Industrial Park 656	Manfred Heights Subd 657	Ulthoven Lots 658	CWG/TCI Bldg Operating 663	Minnwest TIF #17 670	Econ Dev Revolv Loan 680	Downtown SCDP Grant 681	RBEG Revolving Loan 683	SCDP Local Income 685	CDAP 13-0112-0-FY14 686	TOTAL ALL EDA OPERATIONS
31110 Current Ad Valorem Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31120 Delinquent Ad Valorem Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31166 Tax Increments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32213 Historic Facade Application Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
34403 Community Garden Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
36211 Interest Earnings - Regular	3,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
36212 Interest on RBEG Loans	-	155.95	-	-	-	-	-	-	-	241.72	-	-	-	-	397.67
36217 Interest on Loans	1,206.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
36305 Rental Income	-	-	-	-	-	-	-	10,000.00	-	-	-	-	-	-	10,000.00
36599 Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
37810 Lot Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
38300 Property Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
39231 Transfer in for Local Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
39304 Contribution from Primary Government	215,450.00	215,450.00	-	-	-	-	-	-	-	-	-	-	-	-	215,450.00
39997 Contribution from Primary Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	219,656.00	215,605.95	-	-	-	-	-	10,000.00	-	241.72	-	-	-	-	225,847.67
1101 Full-Time Employees	97,371.00	22,120.36	-	-	-	-	-	-	-	-	-	-	-	-	22,120.36
1112 Longevity Pay	-	500.00	-	-	-	-	-	-	-	-	-	-	-	-	-
1121 PERA	7,303.00	1,659.02	-	-	-	-	-	-	-	-	-	-	-	-	1,659.02
1122 FICA	-	7,887.00	-	-	-	-	-	-	-	-	-	-	-	-	1,494.50
1131 Health Insurance	21,900.00	3,772.98	-	-	-	-	-	-	-	-	-	-	-	-	3,772.98
1133 Health Insurance - H S A	-	3,750.00	-	-	-	-	-	-	-	-	-	-	-	-	1,875.00
1135 Life Insurance	50.00	3.86	-	-	-	-	-	-	-	-	-	-	-	-	3.86
1151 Worker's Comp Insurance Premium	300.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2209 Misc Office Supplies	400.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2223 Building Maintenance	-	-	-	-	-	-	-	660.00	-	-	-	-	-	-	660.00
2261 General Supplies	5,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3303 Engineering Fees	5,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3304 Legal Fees	5,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3307 Management/Reporting Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3312 Contractual Services	15,995.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3321 Telephone	1,500.00	90.00	-	-	-	-	-	-	-	-	-	-	-	-	90.00
3322 Postage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3331 Travel, Meals, Lodging & Training	3,000.00	630.82	-	-	-	-	-	-	-	-	-	-	-	-	630.82
3349 Miscellaneous Advertising	20,000.00	3,453.42	-	-	-	-	-	-	-	-	-	-	-	-	3,453.42
3351 Publishing & Printing	3,500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3361 General Liability Insurance	500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3381 Electric Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3386 Storm Sewer Utilities	1,300.00	191.74	-	-	-	-	-	-	-	-	-	-	-	-	191.74
3389 Miscellaneous Utilities	1,300.00	156.00	-	-	-	-	-	-	-	-	-	-	-	-	156.00
3421 Depreciation Expense	-	-	-	-	-	-	-	12,108.44	-	-	-	-	-	-	12,108.44
3447 Community Garden Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3471 Abstracts, Deed Tax, Etc	5,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3484 Demolition - Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3486 Demolition - Residential	3,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3491 Dues & Subscriptions	1,000.00	300.00	-	-	-	-	-	-	-	-	-	-	-	-	300.00
3493 Books & Pamphlets	100.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3497 Licenses & Taxes	1,500.00	197.50	-	-	-	-	-	-	-	-	-	-	-	-	197.50
3499 Misc Expenditures/Expenses	500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3506 LIFT Comm Devel Assistance	7,000.00	7,000.00	-	-	-	-	-	-	-	-	-	-	-	-	7,000.00
5528 Building Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6612 Other Long-Term Oblig Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7214 Façade Improvement Grant	-	-	-	-	-	-	-	-	-	24,302.23	-	-	-	-	24,302.23
7768 Transfer to Local Income 685	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7769 Transfer to EDA RLF 680	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	219,656.00	42,945.20	-	-	-	-	-	12,768.44	-	24,302.23	-	-	-	-	80,015.87
Revenue over Expense	-	172,660.75	-	-	-	-	-	(2,768.44)	-	(24,060.51)	-	-	-	-	145,831.80

Staff Report

File #: 2026-3

Agenda Date: 3/9/2026

Agenda #: 1.

LUV Modular

LUV Modular, LLC is interested in building a multi-family modular production facility in the Luverne Industrial Park. The 176,760 sq ft modular manufacturing facility would require a 15-acre site. Staff and engineers have been working on site development options, roads, access, utilities, and storm water management. Don Jahnke will be presenting information on Luv Modular, LLC.

https://docs.google.com/presentation/d/1aJPdvVVgsaoeAwp0SWfbQ8EJ_gYaVuqW/edit?slide=id.p1#slide=id.p1

Staff Report

File #: 2026-2

Agenda Date: 3/9/2026

Agenda #: 1.

Motion to Approve Residential Demolition Grant Request - TSE Investments LLC, 109 W. Mead Court (Lot 18)

Thomas Eddie for TSE Investments has submitted an application for the Residential Demolition Grant Program for property at 109 W. Mead Court. Eddie would like to demo the trailer situated on Lot 18. Eddie reports that the structure is substandard, dilapidated, and beyond repair. The home is uninhabitable. Eddie has submitted proper paperwork and meets all the requirements for a Residential Demolition grant for up to \$3000.

TSE Investments - 109 W. Mead Court- Lot 18.

