

Announcement of Meeting
Economic Development Authority
Regular Meeting Agenda

Monday, June 9, 2025

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 - May 12, 2025

Attachments: [05 12 2025 LEDA Minutes](#)

C. BILLS AND COMMUNICATIONS

1. Approval of Regular Department Payment Report - 05 2025

Attachments: [Regular Dept Payment Report - 05-2025](#)

2. Approval of Financial Report - 05 2025

Attachments: [Financial Summary - 05-2025](#)

D. DIRECTOR'S REPORTS & DISCUSSION

E. BUSINESS

1. Motion to Approve Residential Demolition Grant Request - Troy Bullis - 315 E Park St N.

Bullis has submitted an application for the Residential Demolition Grant Program for property at 315 E Park St. N. Bullis would like to demo the one-stall garage to remove blight. Bullis reports that the structure is dilapidated, hazardous, and unattractive. The roof is falling apart and beyond repair. EMV is \$116,600 (\$11,600 Land, \$105,000 House). Annual taxes are \$1014. Bullis has submitted proper paperwork and meets all the requirements for a Residential Demolition grant for \$1500 for an accessory structure.

Attachments: [315 E Park St N.pdf](#)

2. Motion to Approve Facade Improvement Application for Arcade Building LLC for Project at 105 E. Main St.

Arcade Building LLC has submitted an application for a facade improvement

project at 105 E. Main as proposed in the attached design.

The scope of work includes adding a new commercial entrance system to the front center of the building. A Kawneer 1600 curtain wall system and Kawneer wide stile door in a dark bronze anodized finish will be installed with 1" clear tempered low-e insulated glass. The new glass storefront will match the existing arched windows, address HVAC needs for the restaurant, and accommodate handicap accessibility. The total project cost is \$53,680.

Arcade Building LLC is applying for a grant in the amount of \$18,788 and a loan in the amount of \$18,788 at a rate of 4% for 7 years. Arcade Building LLC has met all of the requirements for the loan and grant for this program.

Attachments: [Arcade Facade 1](#)
[Arcade Facade 2](#)

F. ADJOURNMENT

A motion to adjourn would be in order.

Staff Report

File #: 2025-158

Agenda Date: 6/9/2025

Agenda #: 1.

Approval of LEDA Regular Meeting Minutes - May 12, 2025

Announcement of Meeting
Economic Development Authority
Regular Meeting Minutes

Monday, May 12, 2025

8:00 AM

Council Chambers

A. CALL TO ORDER - ROLL CALL

Present Patrick Baustian, Ryan DeBates, Tara Zewiske, Kevin Aaker, and Sherri Thompson

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 and EDA Director Holly Sammons.

B. APPROVAL OF MINUTES OF PRECEDING MEETING

1. LEDA - Regular Meeting - April 13, 2025

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

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

C. BILLS AND COMMUNICATIONS

1. Approval of Regular Department Payment Report - 04 2025

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

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

2. Approval of Financial Report - 04 2025

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

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

D. DIRECTOR'S REPORTS & DISCUSSION

Baustian reported that the tax base of the city grew from \$353 million in 2021 to \$539 million in 2025.

Sammons reported that there is a Ribbon Cutting for the child care center scheduled for Wednesday, May 28, at 5:30 PM. A Public Open House will follow from 5:30-7:30 PM at 1 Roundwind Road.

E. BUSINESS

1. Motion to Approve Residential Demolition Grant Request - Timothy Cowell, 307 S. Fassett St.

Cowell has submitted an application for the Residential Demolition Grant Program for an accessory structure at 307 S Fassett St. Cowell would like to demo a very old shed and eliminate blight. Cowell reports that the structure is substandard, dilapidated, and has no structural integrity. The house will remain on the property. EMV is \$61,000 (\$2500 Land, \$58,500 House). Annual taxes are \$668. Cowell has submitted proper paperwork and meets all the requirements for a Residential Demolition grant for an accessory structure for \$750.

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

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

2. Motion to Approve Residential Demolition Grant Request - Mike Davis, 625 W. Warren St

Davis has submitted an application for the Residential Demolition Grant Program for an accessory structure at 625 W. Warren St. Davis would like to demolish an old shed. Davis reports that the structure is substandard, dilapidated, and beyond repair. The house will remain on the lot. EMV is \$69,200 (\$3800 Land, \$65,400 House). Annual taxes are \$748. Davis has submitted proper paperwork and meets all the requirements for a Residential Demolition grant for an accessory structure for \$1500.

A motion was made by Thompson, seconded by Zewiske, that this LEDA Business be approved. The motion carried by the following vote:

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

F. ADJOURNMENT

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

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

SIGNATURES

Patrick T. Baustian, President

Holly J. Sammons, EDA Director

Staff Report

File #: 2025-159

Agenda Date: 6/9/2025

Agenda #: 1.

Approval of Regular Department Payment Report - 05 2025

Payment Dates 5/7/2025 - 6/4/2025

Vendor Name	Payment Date	Post Date	Description (Item)	Account Number	Amount
Fund: 650 - EDA GENERAL OPERATIONS					
Elan Financial Services	05/16/2025	04/10/2025	M. Cox Main St Prop Mortgag...	650-46515-3471	83.15
Elan Financial Services	05/16/2025	04/10/2025	Glammeier 604 & 606 Britz - R...	650-46515-3471	173.06
Madison National Life Ins Co	05/08/2025	04/11/2025	Long-Term Disability Insurance	650-21231	15.27
Elan Financial Services	05/16/2025	04/24/2025	LEDA to Glammeier 502 Britz - ...	650-46515-3471	99.29
Madison National Life Ins Co	05/08/2025	04/25/2025	Long-Term Disability Insurance	650-21231	15.77
Madison National Life Ins Co	05/08/2025	04/25/2025	Employee Life Insurance	650-21227	2.57
Luverne Area Chamber	05/15/2025	05/01/2025	1/2 Pg Etc Mag May Ed - Luve...	650-46515-3349	450.00
Quality Printing Inc	05/15/2025	05/02/2025	Invitations	650-46515-3351	83.05
Luverne City of	05/28/2025	05/09/2025	Interdept Bills - April Usage	650-46515-3381	79.75
Luverne City of	05/28/2025	05/09/2025	Interdept Bills - April Usage	650-46515-3386	74.59
Luverne City of	05/28/2025	05/09/2025	Interdept Bills - April Usage	650-46515-3386	36.19
Luverne City of	05/28/2025	05/09/2025	Interdept Bills - April Usage	650-46515-3389	54.00
Luverne City of	05/28/2025	05/09/2025	Interdept Bills - April Usage	650-46515-3389	44.25
Blue Cross Blue Shield of Min...	05/31/2025	05/09/2025	Employee Health Insurance	650-21226	319.70
HealthEquity	05/09/2025	05/09/2025	Employee HSA Contribution	650-21250	184.62
MissionSquare Retirement - 4...	05/09/2025	05/09/2025	Deferred Comp Contributions	650-21225	397.06
Madison National Life Ins Co	05/23/2025	05/09/2025	Long-Term Disability Insurance	650-21231	15.27
Public Employees Retirement	05/09/2025	05/09/2025	PERA Contributions	650-21224	505.35
MissionSquare Retirement - 4...	05/09/2025	05/09/2025	ROTH Percent Contributions	650-21225	108.29
EFTPS-Federal	05/09/2025	05/09/2025	FICA WITHHOLDING	650-21223	377.90
EFTPS-State	05/09/2025	05/09/2025	STATE WITHHOLDING	650-21222	134.22
EFTPS-Federal	05/09/2025	05/09/2025	MEDICARE WITHHOLDING	650-21223	88.38
EFTPS-Federal	05/09/2025	05/09/2025	FED WITHHOLDING	650-21221	281.74
Verizon	05/16/2025	05/10/2025	Holly Sammons	650-46515-3321	50.45
Delta Dental of Minnesota	05/23/2025	05/23/2025	Pediatric Dental Insurance	650-21226	59.69
Blue Cross Blue Shield of Min...	05/31/2025	05/23/2025	Employee Health Insurance	650-21226	319.70
Blue Cross Blue Shield of Min...	05/31/2025	05/23/2025	Employee Health Insurance	650-21226	1,783.37
HealthEquity	05/23/2025	05/23/2025	Employee HSA Contribution	650-21250	184.62
MissionSquare Retirement - 4...	05/23/2025	05/23/2025	Deferred Comp Contributions	650-21225	397.06
Madison National Life Ins Co	05/23/2025	05/23/2025	Long-Term Disability Insurance	650-21231	15.77
Madison National Life Ins Co	05/23/2025	05/23/2025	Employee Life Insurance	650-21227	2.57
Public Employees Retirement	05/23/2025	05/23/2025	PERA Contributions	650-21224	505.35
MissionSquare Retirement - 4...	05/23/2025	05/23/2025	ROTH Percent Contributions	650-21225	108.29
Blue Cross Blue Shield of Min...	05/23/2025	05/23/2025	Vision Insurance	650-21220	16.91
EFTPS-Federal	05/23/2025	05/23/2025	FICA WITHHOLDING	650-21223	375.82
EFTPS-State	05/23/2025	05/23/2025	STATE WITHHOLDING	650-21222	133.07
EFTPS-Federal	05/23/2025	05/23/2025	MEDICARE WITHHOLDING	650-21223	87.90
EFTPS-Federal	05/23/2025	05/23/2025	FED WITHHOLDING	650-21221	278.02
Fund 650 - EDA GENERAL OPERATIONS Total:					7,942.06
Fund: 680 - LEDA ECONOMIC DEV REVOLVI					
Riphagen, David & Stacy	05/16/2025	05/16/2025	Facade Improvement Grant - ...	680-46515-7214	6,002.50
Cox, Mike & Cheryl	05/23/2025	05/23/2025	Facade Improvement @ 212 E...	680-12854	11,060.00
Cox, Mike & Cheryl	05/23/2025	05/23/2025	Facade Improvement @ 212 E...	680-46515-7214	11,060.00
Fund 680 - LEDA ECONOMIC DEV REVOLVI Total:					28,122.50
Grand Total:					36,064.56

Report Summary

Fund Summary

Fund	Payment Amount
650 - EDA GENERAL OPERATIONS	7,942.06
680 - LEDA ECONOMIC DEV REVOLVI	28,122.50
Grand Total:	36,064.56

Account Summary

Account Number	Account Name	Payment Amount
650-21220	EDA Vision Plan Payable	16.91
650-21221	EDA Federal Withholding	559.76
650-21222	EDA State Withholding	267.29
650-21223	EDA FICA Withholding	930.00
650-21224	EDA Pera Withholding	1,010.70
650-21225	EDA Icmarc Withholding	1,010.70
650-21226	EDA Health Insurance	2,482.46
650-21227	EDA Life Insurance	5.14
650-21231	EDA Long Term Disability...	62.08
650-21250	HSA Payable	369.24
650-46515-3321	Telephone Charges	50.45
650-46515-3349	Advertising	450.00
650-46515-3351	Printing & Publishing	83.05
650-46515-3381	Electric Utilities	79.75
650-46515-3386	Storm Sewer Utilities	110.78
650-46515-3389	Miscellaneous Utilities	98.25
650-46515-3471	Abstracts, Recording fee,...	355.50
680-12854	Mike Cox Facade Impr L...	11,060.00
680-46515-7214	FaÃ§ade Improvement G...	17,062.50
Grand Total:		36,064.56

Project Account Summary

Project Account Key	Payment Amount
None	36,064.56
Grand Total:	36,064.56

Staff Report

File #: 2025-160

Agenda Date: 6/9/2025

Agenda #: 2.

Approval of Financial Report - 05 2025

EDA Financial Summary for:
May 31, 2025

Preliminary

Account Number:	General Operation 650 2025	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		269,081.71	48,213.77	13,854.26	236,754.40	68,353.37	191,701.10	197,499.18	3,571.03	66,132.22	-	167,305.01	230,882.52	5,225.00	1,498,573.57
11111 Cash-Replacement Reserve		-	-	-	-	-	-	6,758.36	-	-	-	-	-	-	6,758.36
11801 Lease Receivables		-	-	-	-	-	-	40,062.00	-	-	-	-	-	-	40,062.00
12121 Taxes Receivable-Delinquent		-	-	-	-	-	-	-	-	-	-	-	-	-	-
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		982.88	-	-	-	-	-	-	-	827.23	-	499.98	-	-	2,310.09
12687 Program Income Loan-Rock Manor		-	-	-	-	-	-	-	-	-	10,000.00	-	-	-	10,000.00
12743 Luverne Counseling RBEG Loan		-	-	-	-	-	-	-	-	-	-	500.18	-	-	500.18
12744 Big Top Tent RBEG Loan		-	-	-	-	-	-	-	-	-	-	916.83	-	-	916.83
12745 Optiz RBEG		-	-	-	-	-	-	-	-	-	-	1,166.82	-	-	1,166.82
12746 V & D Properties RBEG Loan		-	-	-	-	-	-	-	-	-	-	1,833.46	-	-	1,833.46
12747 Novo Aesthetics RBEG Loan		-	-	-	-	-	-	-	-	-	-	1,833.46	-	-	1,833.46
12748 Swenson Scrapping RBEG Loan		-	-	-	-	-	-	-	-	-	-	2,166.78	-	-	2,166.78
12756 Optiz Prop Gap Loan		6,731.00	-	-	-	-	-	-	-	-	-	-	-	-	6,731.00
12762 Schomacker GAP Loan		15,448.27	-	-	-	-	-	-	-	-	-	-	-	-	15,448.27
12763 ATLAS GAP Loan		15,448.27	-	-	-	-	-	-	-	-	-	-	-	-	15,448.27
12764 Big Top Tent GAP Loan		15,448.27	-	-	-	-	-	-	-	-	-	-	-	-	15,448.27
12834 Ben Franklin Lodge Façade Loan		-	-	-	-	-	-	-	-	3,733.97	-	-	-	-	3,733.97
12835 Great Planes Sue Hoffman Façade Loan		-	-	-	-	-	-	-	-	-	-	-	-	-	-
12836 Loan Rec - Cleveringa Construction		-	-	-	-	-	-	-	-	-	-	-	-	-	-
12836 Prairie Water Solutions LLC Façade Loan		-	-	-	-	-	-	-	-	16,486.31	-	-	-	-	16,486.31
12854 Mike Cox Façade Impr Loan		-	-	-	-	-	-	-	-	11,060.00	-	-	-	-	11,060.00
12856 Luverne Counseling Façade Loan		-	-	-	-	-	-	-	-	8,068.44	-	-	-	-	8,068.44
12856 Fareway Forgivable Loan		-	-	-	-	-	-	-	-	-	-	-	-	-	-
16110 Land		-	27,055.54	6,624.45	206,472.32	93,750.00	92,954.00	20,680.00	-	-	-	-	-	-	447,536.31
16210 Buildings		-	-	-	-	-	-	2,502,564.71	-	-	-	-	-	-	2,502,564.71
16290 Accum Deprec - Bldgs		-	-	-	-	-	-	(1,763,626.69)	-	-	-	-	-	-	(1,763,626.69)
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:		323,355.73	75,294.23	20,482.81	443,617.38	162,147.76	284,673.16	1,004,362.58	3,575.34	106,327.73	10,000.00	176,394.86	231,083.97	5,225.00	2,846,540.55
21120 Accounts Payable		(8.38)	-	-	-	-	-	-	-	-	-	-	-	-	(8.38)
21732 Deferred Revenue - Taxes		-	-	-	-	-	-	-	-	-	-	-	-	-	-
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		-	62,294.23	20,532.01	-	(246,979.95)	-	486,404.41	3,575.34	122,917.01	-	-	-	-	448,743.05
26508 Reserved for Econ Devel		174,887.82	-	-	444,037.38	-	-	-	-	-	10,000.00	176,394.86	231,083.97	5,225.00	1,041,629.03
26609 Committed for Lot Development		-	-	-	-	-	277,173.16	-	-	-	-	-	-	-	277,173.16
26711 Revenue Control		216,706.66	13,000.00	70.80	-	31,275.20	7,500.00	40,000.00	-	473.22	-	-	-	-	309,025.88
26721 Expense Control		(68,230.98)	-	(120.00)	(420.00)	-	-	(32,721.83)	-	(17,062.50)	-	-	-	-	(118,555.31)
Total Liabilities & Equity		323,355.73	75,294.23	20,482.81	443,617.38	162,147.76	284,673.16	1,004,362.58	3,575.34	106,327.73	10,000.00	176,394.86	231,083.97	5,225.00	2,846,540.55

EDA Financial Summary for:
May 31, 2025

Preliminary

Account Number:	General Operation 650 2025	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
31110 Current Ad Valorem Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31120 Delinquent Ad Valorem Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31166 Tax Increments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32213 Historic Facade Application Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
34403 Community Garden Revenue	-	705.00	-	-	-	-	-	-	-	-	-	-	-	-	705.00
36211 Interest Earnings - Regular	3,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
36212 Interest on RBEG Loans	-	88.57	-	-	-	-	-	-	-	473.22	-	-	-	-	561.79
36217 Interest on Loans	1,206.00	463.09	-	-	-	-	-	-	-	-	-	-	-	-	463.09
36305 Rental Income	-	-	-	-	-	-	-	40,000.00	-	-	-	-	-	-	40,000.00
36599 Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
37810 Lot Sales	-	-	13,000.00	-	-	31,046.00	7,500.00	-	-	-	-	-	-	-	51,546.00
38300 Property Rental	-	-	-	70.80	-	229.20	-	-	-	-	-	-	-	-	300.00
39231 Transfer in for Local Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
39232 Transfer from EDA 650	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
39250 Transfer from Primary Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
39260 Transfer from Fund 280	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
39270 TIF Additional Pooling Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
39304 Contribution from Primary Government	215,450.00	215,450.00	-	-	-	-	-	-	-	-	-	-	-	-	215,450.00
Total Revenue	219,656.00	216,706.66	13,000.00	70.80	-	31,275.20	7,500.00	40,000.00	-	473.22	-	-	-	-	309,025.88
1101 Full-Time Employees	93,969.00	35,519.60	-	-	-	-	-	-	-	-	-	-	-	-	35,519.60
1112 Longevity Pay	250.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1121 PERA	7,048.00	2,707.20	-	-	-	-	-	-	-	-	-	-	-	-	2,707.20
1122 FICA	7,189.00	2,349.47	-	-	-	-	-	-	-	-	-	-	-	-	2,349.47
1131 Health Insurance	21,830.00	9,567.45	-	-	-	-	-	-	-	-	-	-	-	-	9,567.45
1133 Health Insurance - H S A	4,000.00	1,875.00	-	-	-	-	-	-	-	-	-	-	-	-	1,875.00
1135 Life Insurance	50.00	11.58	-	-	-	-	-	-	-	-	-	-	-	-	11.58
1151 Worker's Comp Insurance Premium	300.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2209 Misc Office Supplies	400.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2223 Building Maintenance	-	-	-	-	-	-	-	1,721.03	-	-	-	-	-	-	1,721.03
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	25,000.00	2,900.00	-	-	-	-	-	-	-	-	-	-	-	-	2,900.00
3321 Telephone	1,000.00	225.00	-	-	-	-	-	-	-	-	-	-	-	-	225.00
3322 Postage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3331 Travel, Meals, Lodging & Training	3,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3349 Miscellaneous Advertising	20,000.00	2,388.95	-	-	-	-	-	-	-	-	-	-	-	-	2,388.95
3351 Publishing & Printing	3,500.00	240.36	-	-	-	-	-	-	-	-	-	-	-	-	240.36
3361 General Liability Insurance	500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3381 Electric Utilities	-	352.34	-	-	-	-	-	-	-	-	-	-	-	-	352.34
3386 Storm Sewer Utilities	714.00	565.58	-	-	-	-	-	-	-	-	-	-	-	-	565.58
3399 Miscellaneous Utilities	306.00	518.25	-	-	-	-	-	-	-	-	-	-	-	-	518.25
3421 Depreciation Expense	-	-	-	-	-	-	-	31,000.80	-	-	-	-	-	-	31,000.80
3447 Community Garden Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3471 Abstracts, Deed Tax, Etc	3,000.00	1,215.70	-	-	-	-	-	-	-	-	-	-	-	-	1,215.70
3484 Demolition - Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3486 Demolition - Residential	2,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3491 Dues & Subscriptions	1,500.00	425.00	-	-	-	-	-	-	-	-	-	-	-	-	425.00
3493 Books & Pamphlets	100.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3497 Licenses & Taxes	1,500.00	369.50	-	120.00	420.00	-	-	-	-	-	-	-	-	-	909.50
3499 Misc Expenditures/Expenses	500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3506 LIFT Comm Devel Assistance	7,000.00	7,000.00	-	-	-	-	-	-	-	-	-	-	-	-	7,000.00
5636 Industrial Park Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6612 Other Long-Term Oblig Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7214 Façade Improvement Grant	-	-	-	-	-	-	-	-	-	17,062.50	-	-	-	-	17,062.50
7600 Transfer to Primary Gov SR Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7768 Transfer to Local Income 685	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7769 Transfer to EDA RLF 680	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8200 Loss on Disposition of Asset	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	219,656.00	68,230.98	-	120.00	420.00	-	-	32,721.83	-	17,062.50	-	-	-	-	118,555.31
Revenue over Expense	-	148,475.68	13,000.00	(49.20)	(420.00)	31,275.20	7,500.00	7,278.17	-	(16,589.28)	-	-	-	-	190,470.57

Staff Report

File #: 2025-176

Agenda Date: 6/9/2025

Agenda #: 1.

Motion to Approve Residential Demolition Grant Request - Troy Bullis - 315 E Park St N.

Bullis has submitted an application for the Residential Demolition Grant Program for property at 315 E Park St. N. Bullis would like to demo the one-stall garage to remove blight. Bullis reports that the structure is dilapidated, hazardous, and unattractive. The roof is falling apart and beyond repair. EMV is \$116,600 (\$11,600 Land, \$105,000 House). Annual taxes are \$1014. Bullis has submitted proper paperwork and meets all the requirements for a Residential Demolition grant for \$1500 for an accessory structure.

Troy Bullis - 315 E Park St N.



Staff Report

File #: 2025-177

Agenda Date: 6/9/2025

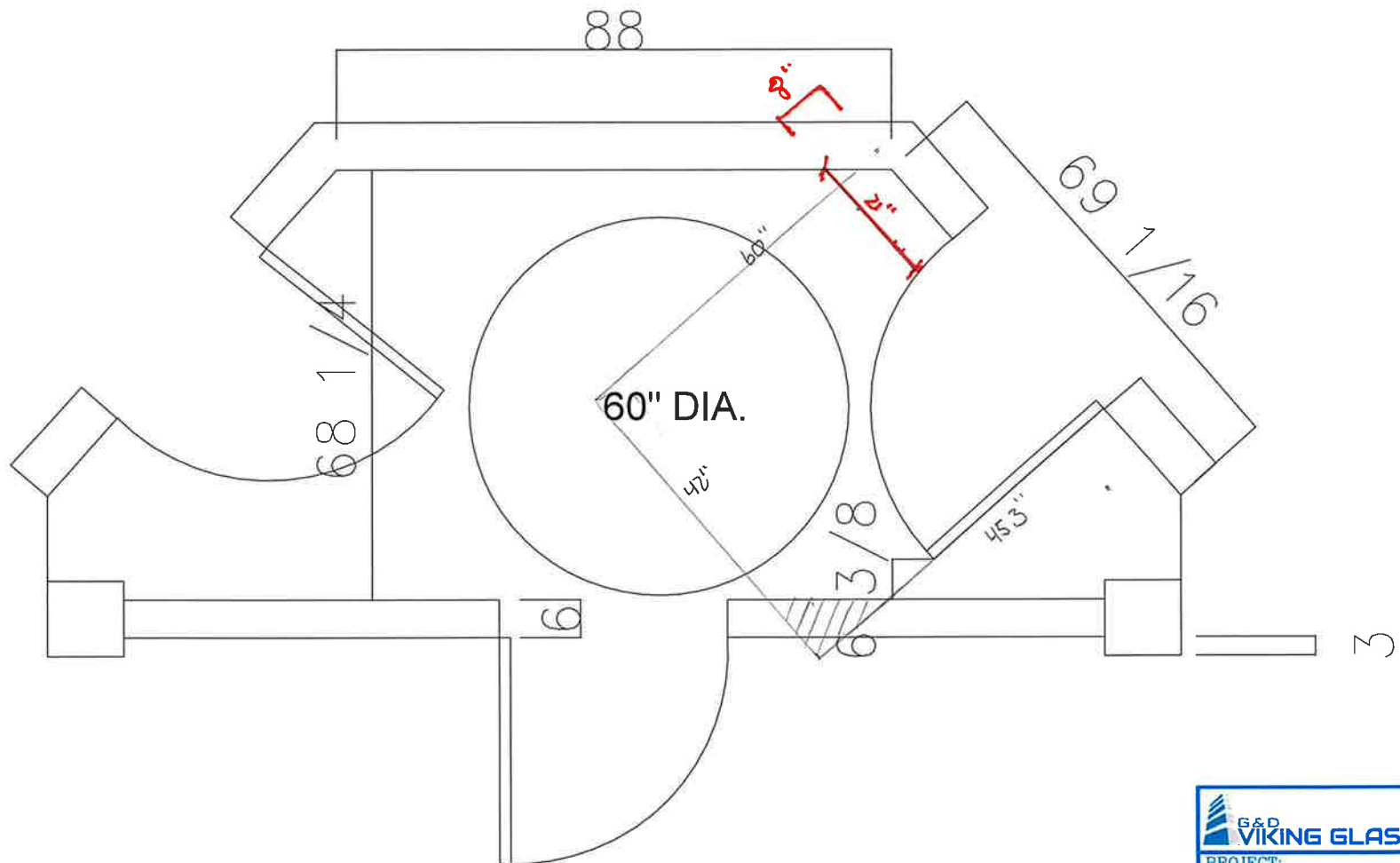
Agenda #: 2.

Motion to Approve Facade Improvement Application for Arcade Building LLC for Project at 105 E. Main St.

Arcade Building LLC has submitted an application for a facade improvement project at 105 E. Main as proposed in the attached design.

The scope of work includes adding a new commercial entrance system to the front center of the building. A Kawneer 1600 curtain wall system and Kawneer wide stile door in a dark bronze anodized finish will be installed with 1" clear tempered low-e insulated glass. The new glass storefront will match the existing arched windows, address HVAC needs for the restaurant, and accommodate handicap accessibility. The total project cost is \$53,680.

Arcade Building LLC is applying for a grant in the amount of \$18,788 and a loan in the amount of \$18,788 at a rate of 4% for 7 years. Arcade Building LLC has met all of the requirements for the loan and grant for this program.



 G&D VIKING GLASS			
PROJECT: PAPIK			
LOCATION: LUVERNE, MN			
REVISED:			
SCALE NTS	DRAWN BY T.D.	DATE 4-18-25	SHEET ___ OF ___