



**Announcement of Meeting**  
**Economic Development Authority**  
**Regular Meeting Minutes**

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

**Monday, March 9, 2026**

**8:00 AM**

**Council Chambers**

**A. 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, Star Herald Editor Lori Sorenson, Building Official Chad MaClure, and Guest Don Jahnke.

**B. APPROVAL OF MINUTES OF PRECEDING MEETING**

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

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

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

**C. BILLS AND COMMUNICATIONS**

1. Approval of Regular Department Payment Report - 02 2026

A motion was made by DeBates, 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 Buss

2. Approval of Financial Report - 02 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

**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\\_gYaVuqW/edit?slide=id.p1#slide=id.p1](https://docs.google.com/presentation/d/1aJPdvVVgsaoeAwp0SWfbQ8EJ_gYaVuqW/edit?slide=id.p1#slide=id.p1)

Don presented an overview of Luv Modular LLC, a mission-driven, vertically integrated manufacturer of net-zero-ready modular housing- purpose-built for the multifamily development market. Don shared the experience and expertise of the team with backgrounds in real estate development, modular building systems, property sales and management, and institutional investment banking. Don said their goal is to revolutionize multifamily housing by delivering high performance, net-zero ready buildings with unmatched speed, consistency, and value within a 500-mile radius.

Don stated that the production facility will have 120,000+ sq ft of manufacturing floor area with an additional 39,000 mezzanine space. The site will also include office and workforce training space. At full capacity, the plant will produce up to six modules per day. The 15+ acre site will also have on-site storage for up to 100 modules as they are staged prior to shipping. Luv Modular will create 79 new jobs and contribute to the tax base. Property taxes are estimated to be approximate \$400,000 annually.

Luv Modular is continuing to work on site development costs and securing financing. City staff are working with engineers to formalize extending utilities to the site, planning roads and access, and gathering cost estimates.

**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.

A motion was made by Aaker, seconded by DeBates, that this

LEDA Business be approved. The motion carried by the following vote:

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

**F. ADJOURNMENT**

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

**G. SIGNATURES**

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Patrick T. Baustian, President

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Holly J. Sammons, EDA Director