

Announcement of Meeting
Economic Development Authority
Regular Meeting Minutes

Monday, October 13, 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 & EDA Director Holly Sammons.

B. APPROVAL OF MINUTES OF PRECEDING MEETING

1. Approval of LEDA Regular Meeting Minutes - 09 18 2025

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 Thompson

C. BILLS AND COMMUNICATIONS

1. Approval of Regular Department Payment Report - 09 2025

A motion was made by Thompson, seconded by DeBates, 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 - 09 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

Southwest MN Housing Partnership Reisch Addition Twinhome Project -
IMPACT Funds

SWMHP will construct three twin homes (6 units) on three lots in the Reisch Addition. The units will be three-bedroom, two-bathroom, two-car garage, single-level twin homes with one shared wall.

SWMHP was awarded \$1,187,580 in Impact Funds for the housing project to bridge the VALUE GAP and AFFORDABILITY GAP. The Value Gap addresses the difference in the cost it takes to build a project, and the dollar amount at which it can be appraised and sold. The Affordability Gap addresses the gap between what a property is selling for and what the buyer can afford. Value Gap will be used for the six units for households at or below 100% AMI (Household income limit of \$111,700). Any Affordability Gap provided will be limited to households at or below 80% AMI (\$89,400).

A Project Summary is included in the attachments along with the proposed floor plan and elevations. The project is expected to close by the end of the year, with bidding to happen this winter and construction to commence next spring/summer. The SWMHP will manage the construction process as well as the sales and closing processes to future buyers.

Manfred Heights Protective Covenants

In 2008, the Luverne Economic Development Authority adopted a set of Protective Covenants for the Manfred Heights Addition in the City of Luverne. The purpose of the Protective Covenants is to maintain fair and adequate property values and to ensure the neighborhood reflects the mutual interests of all property owners. All real property in Manfred Heights is subject to these covenants and restrictions. A copy of the recorded Protective Covenants is enclosed herein.

Under Article II, Section 201 of the Covenants, the Luverne EDA served as the Approving Authority until at least 75% of the lots in the Addition were sold. That milestone has now been reached. Accordingly, the Covenants require that the Approving Authority be elected by a majority vote of the property owners, with each lot entitled to one vote.

Letters are being sent this month to the homeowners in the Manfred Heights Addition to nominate and elect a new Approving Authority.

E. BUSINESS

1. Motion to Approve Facade Improvement Application for Revel Kitchen & Cocktails for Project at 105 E. Main St.

Revel Kitchen & Cocktails has submitted an application for a facade improvement (signage) project at 105 E. Main as proposed in the attached design.

The scope of work includes fabrication and installation of a projecting sign and vinyl signage/graphics on the windows. The total project cost is \$6516. Revel is applying for a grant in the amount of \$2280 and choosing to forgo the loan option. Revel has met all of the requirements for this program application. The restaurant opened October 9th. Installation of the projecting sign is expected later this fall.

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

F. ADJOURNMENT

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

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

G. SIGNATURES

Patrick T. Baustian, President

Holly J. Sammons, EDA Director