

Announcement of Meeting
Economic Development Authority
Regular Meeting Agenda

Monday, December 8, 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

Approval of LEDA Regular Meeting Minutes - 10 13 2025

Attachments: [10 13 2025 LEDA Minutes](#)

C. BILLS AND COMMUNICATIONS

Approval of Regular Department Payment Report - 10 2025 & 11 2025

Attachments: [Dept Payment Report - 10 2025](#)
[Dept Payment Report - 11 2025](#)

Approval of Financial Report - 10 2025 & 11 2025

Attachments: [Financial Summary - 10 2025](#)
[Financial Summary - 11 2025](#)

D. DIRECTOR'S REPORTS & DISCUSSION

Housing Update

The City of Luverne is actively participating in the Southwest Minnesota Housing Institute, a 12-month regional cohort focused on providing training, expertise, tools, and partnership opportunities to advance housing development in rural communities. The City continues to explore both new development along the South Hwy 75 corridor and infill or redevelopment options within existing neighborhoods. While affordable housing programs are available, many come with income and rent restrictions that make private development more challenging. Workforce (market-rate) housing funding sources remain very limited, adding to the complexity of moving projects forward.

Luverne's most recent housing study was completed in December 2022, and Rock County's was completed in October 2022. Since then, the 54-unit Prairie Loft workforce apartment project has been constructed, fully leased, and continues to maintain a waiting list. To better understand the impact of this project on local supply and demand-and to guide future decisions-it may be

beneficial to update the housing study in the near future. Maxfield Research has provided a proposal for a Comprehensive Housing Needs Analysis at an estimated cost of \$19,460 to \$22,910, with an anticipated six-month completion timeline. This type of analysis is frequently requested by developers and lenders, as it provides the market data needed to evaluate demand, reduce risk, and support financing applications.

A current, professional housing study is an essential tool for rural communities like Luverne. It offers clear, data-driven insight into existing and future housing needs, identifies gaps across the market, and supports strategic planning for zoning, infrastructure, and redevelopment. Just as importantly, it strengthens our ability to attract developers, access and secure state and federal funding, and ensure local employers have adequate housing options for their workforce. Most housing grants and tax credit programs require current market data, and developers and lenders rely on these studies to reduce risk when considering rural projects. Having an updated and credible housing analysis positions Luverne as a proactive, well-prepared community ready to support future housing investment. No actions is needed at this time, but it should be considered as potential housing projects move forward.

Industrial Park Update

To support future growth and expansion in the Industrial Park, the City Engineer is developing preliminary concepts for road and utility configurations that can accommodate both large and small development sites. A manufacturing company has expressed interest in a 15-acre parcel, prompting the exploration of a phased approach that would extend a new roadway and create approximately five smaller lots (1-1.5 acres each) along with a larger 15-acre site. This approach would meet near-term development needs while preserving additional land for long-term industrial growth. A topographical survey is currently underway to help determine the scope and cost of potential road and utility improvements.

The Greater Minnesota Business Development Public Infrastructure (BDPI) Grant Program provides up to 50% of the capital costs for public infrastructure projects that support job creation, tax base growth, or business expansion. While the BDPI program is currently out of funds until July 2026, the City is evaluating the feasibility of submitting an application once funding becomes available. Luverne has successfully secured BDPI funding in the past, including:

2012 - \$150,000 (Lift Station)

2017 - \$1,982,000 (Koehn Ave & Dakota Road improvements)

2022 - \$467,422 (Dakota Road extension)

E. BUSINESS

F. ADJOURNMENT

A motion to adjourn would be in order.

Staff Report

File #: 2025-317

Agenda Date: 12/8/2025

Agenda #:

Approval of LEDA Regular Meeting Minutes - 10 13 2025

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

Staff Report

File #: 2025-318

Agenda Date: 12/8/2025

Agenda #:

Approval of Regular Department Payment Report - 10 2025 & 11 2025

EDA Report

By Fund

City of Luverne, MN

Payment Dates 10/7/2025 - 11/6/2025

Vendor Name	Payment Date	Post Date	Description (Item)	Account Number	Amount
Fund: 650 - EDA GENERAL OPERATIONS					
Elan Financial Services	10/20/2025	09/26/2025	Notary Public Commission Re...	650-46515-3499	120.00
Luverne Chamber - TSBF	10/16/2025	09/30/2025	Band Fest Sponsorship	650-46515-3349	500.00
Elan Financial Services	10/20/2025	10/01/2025	SatisfactionMortgage-Facade...	650-46515-3471	57.18
Quality Printing Inc	10/22/2025	10/08/2025	Notary Stamp - Holly	650-46515-2209	37.00
Luverne Area Chamber	10/22/2025	10/10/2025	1/2 Page Etc Mag October Ed	650-46515-3349	450.00
Verizon	10/23/2025	10/10/2025	Holly Sammons	650-46515-3321	50.49
Blue Cross Blue Shield of Min...	10/31/2025	10/10/2025	Employee Health Insurance	650-21226	319.70
HealthEquity	10/10/2025	10/10/2025	Employee HSA Contribution	650-21250	184.62
MissionSquare Retirement - 4...	10/10/2025	10/10/2025	Deferred Comp Contributions	650-21225	397.06
Madison National Life Ins Co	10/23/2025	10/10/2025	Long-Term Disability Insurance	650-21231	15.27
Public Employees Retirement	10/10/2025	10/10/2025	PERA Contributions	650-21224	505.35
MissionSquare Retirement - 4...	10/10/2025	10/10/2025	ROTH Percent Contributions	650-21225	108.29
EFTPS-Federal	10/10/2025	10/10/2025	FICA WITHHOLDING	650-21223	377.90
EFTPS-State	10/10/2025	10/10/2025	STATE WITHHOLDING	650-21222	134.22
EFTPS-Federal	10/10/2025	10/10/2025	MEDICARE WITHHOLDING	650-21223	88.38
EFTPS-Federal	10/10/2025	10/10/2025	FED WITHHOLDING	650-21221	281.74
Luverne City of	10/22/2025	10/14/2025	Interdepartmental Bills - Sept...	650-46515-3386	69.92
Luverne City of	10/22/2025	10/14/2025	Interdepartmental Bills - Sept...	650-46515-3386	31.30
Luverne City of	10/22/2025	10/14/2025	Interdepartmental Bills - Sept...	650-46515-3389	47.25
Luverne City of	10/22/2025	10/14/2025	Interdepartmental Bills - Sept...	650-46515-3389	37.50
Kr8tiv Marketing & Design	10/22/2025	10/14/2025	Logo Program	650-46515-3312	1,850.00
HenkinSchultz Inc	10/23/2025	10/17/2025	Update Welcome Book Ads	650-46515-3349	842.50
Knoll & Associates	10/29/2025	10/20/2025	2025 Video Update	650-46515-3349	312.17
Delta Dental of Minnesota	10/24/2025	10/24/2025	Pediatric Dental Insurance	650-21226	57.31
Blue Cross Blue Shield of Min...	10/31/2025	10/24/2025	Employee Health Insurance	650-21226	319.70
Blue Cross Blue Shield of Min...	10/31/2025	10/24/2025	Employee Health Insurance	650-21226	1,762.07
HealthEquity	10/24/2025	10/24/2025	Employee HSA Contribution	650-21250	184.62
MissionSquare Retirement - 4...	10/24/2025	10/24/2025	Deferred Comp Contributions	650-21225	397.06
Madison National Life Ins Co	10/23/2025	10/24/2025	Long-Term Disability Insurance	650-21231	15.77
Madison National Life Ins Co	10/23/2025	10/24/2025	Employee Life Insurance	650-21227	2.57
Public Employees Retirement	10/24/2025	10/24/2025	PERA Contributions	650-21224	505.35
MissionSquare Retirement - 4...	10/24/2025	10/24/2025	ROTH Percent Contributions	650-21225	108.29
Blue Cross Blue Shield of Min...	10/24/2025	10/24/2025	Vision Insurance	650-21220	16.91
EFTPS-Federal	10/24/2025	10/24/2025	FICA WITHHOLDING	650-21223	375.82
EFTPS-State	10/24/2025	10/24/2025	STATE WITHHOLDING	650-21222	133.07
EFTPS-Federal	10/24/2025	10/24/2025	MEDICARE WITHHOLDING	650-21223	87.90
EFTPS-Federal	10/24/2025	10/24/2025	FED WITHHOLDING	650-21221	278.02
Fund 650 - EDA GENERAL OPERATIONS Total:					11,062.30
Fund: 680 - LEDA ECONOMIC DEV REVOLVI					
Quality Printing Inc	10/23/2025	10/21/2025	Facade Improvement Sign Gra...	680-46515-7214	518.97
Fund 680 - LEDA ECONOMIC DEV REVOLVI Total:					518.97
Grand Total:					11,581.27

Report Summary

Fund Summary

Fund	Payment Amount
650 - EDA GENERAL OPERATIONS	11,062.30
680 - LEDA ECONOMIC DEV REVOLVI	518.97
Grand Total:	11,581.27

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	2,458.78
650-21227	EDA Life Insurance	2.57
650-21231	EDA Long Term Disability...	31.04
650-21250	HSA Payable	369.24
650-46515-2209	Office Supplies	37.00
650-46515-3312	Contractual Service	1,850.00
650-46515-3321	Telephone Charges	50.49
650-46515-3349	Advertising	2,104.67
650-46515-3386	Storm Sewer Utilities	101.22
650-46515-3389	Miscellaneous Utilities	84.75
650-46515-3471	Abstracts, Recording fee,...	57.18
650-46515-3499	Miscellaneous Expenditu...	120.00
680-46515-7214	FaÃ§ade Improvement G...	518.97
Grand Total:		11,581.27

Project Account Summary

Project Account Key	Payment Amount
None	11,581.27
Grand Total:	11,581.27

EDA Report

By Fund

City of Luverne, MN

Payment Dates 11/6/2025 - 12/3/2025

Vendor Name	Payment Date	Post Date	Description (Item)	Account Number	Amount
Fund: 650 - EDA GENERAL OPERATIONS					
Rock County Abstract & Title	11/20/2025	10/20/2025	Abstract Lot 12 Blk 3 Manfred...	650-46515-3471	500.00
Rock County Abstract & Title	11/20/2025	10/20/2025	Avstract Lot 13 Blk 3 Manfred...	650-46515-3471	500.00
HenkinSchultz Inc	11/13/2025	10/29/2025	Update Welcome Ad	650-46515-3349	42.50
Rock County Abstract & Title	11/20/2025	10/31/2025	Abstract Lot Blk 3 Manfred He...	650-46515-3471	500.00
Elan Financial Services	11/20/2025	10/31/2025	Satisfaction of Mortgage-Wak...	650-46515-3471	57.18
Tollefson Enterprises Inc	11/19/2025	10/31/2025	Advertising	650-46515-3351	875.00
Luverne Area Chamber	11/20/2025	11/07/2025	1/2 Pg Etc Mag Nov Ed	650-46515-3349	450.00
Blue Cross Blue Shield of Min...	11/30/2025	11/07/2025	Employee Health Insurance	650-21226	319.70
HealthEquity	11/07/2025	11/07/2025	Employee HSA Contribution	650-21250	184.62
MissionSquare Retirement - 4...	11/07/2025	11/07/2025	Deferred Comp Contributions	650-21225	397.06
Madison National Life Ins Co	11/20/2025	11/07/2025	Long-Term Disability Insurance	650-21231	15.27
Public Employees Retirement	11/07/2025	11/07/2025	PERA Contributions	650-21224	505.35
MissionSquare Retirement - 4...	11/07/2025	11/07/2025	ROTH Percent Contributions	650-21225	108.29
EFTPS-Federal	11/07/2025	11/07/2025	FICA WITHHOLDING	650-21223	377.90
EFTPS-State	11/07/2025	11/07/2025	STATE WITHHOLDING	650-21222	134.22
EFTPS-Federal	11/07/2025	11/07/2025	MEDICARE WITHHOLDING	650-21223	88.38
EFTPS-Federal	11/07/2025	11/07/2025	FED WITHHOLDING	650-21221	281.74
Verizon	11/20/2025	11/10/2025	Holly Sammons	650-46515-3321	50.49
Luverne City of	12/03/2025	11/11/2025	Interdepartmental Bills - Octo...	650-46515-3386	31.30
Luverne City of	12/03/2025	11/11/2025	Interdepartmental Bills - Octo...	650-46515-3386	69.92
Luverne City of	12/03/2025	11/11/2025	Interdepartmental Bills - Octo...	650-46515-3389	37.50
Luverne City of	12/03/2025	11/11/2025	Interdepartmental Bills - Octo...	650-46515-3389	47.25
Greater MN Partnership	11/26/2025	11/19/2025	2026 Membership	650-46515-3491	500.00
Delta Dental of Minnesota	11/21/2025	11/21/2025	Pediatric Dental Insurance	650-21226	57.31
Blue Cross Blue Shield of Min...	11/30/2025	11/21/2025	Employee Health Insurance	650-21226	319.70
Blue Cross Blue Shield of Min...	11/30/2025	11/21/2025	Employee Health Insurance	650-21226	1,762.07
HealthEquity	11/21/2025	11/21/2025	Employee HSA Contribution	650-21250	184.62
MissionSquare Retirement - 4...	11/21/2025	11/21/2025	Deferred Comp Contributions	650-21225	397.06
Madison National Life Ins Co	11/20/2025	11/21/2025	Long-Term Disability Insurance	650-21231	15.77
Madison National Life Ins Co	11/20/2025	11/21/2025	Employee Life Insurance	650-21227	2.57
Public Employees Retirement	11/21/2025	11/21/2025	PERA Contributions	650-21224	505.35
MissionSquare Retirement - 4...	11/21/2025	11/21/2025	ROTH Percent Contributions	650-21225	108.29
Blue Cross Blue Shield of Min...	11/21/2025	11/21/2025	Vision Insurance	650-21220	16.91
EFTPS-Federal	11/21/2025	11/21/2025	FICA WITHHOLDING	650-21223	375.82
EFTPS-State	11/21/2025	11/21/2025	STATE WITHHOLDING	650-21222	133.07
EFTPS-Federal	11/21/2025	11/21/2025	MEDICARE WITHHOLDING	650-21223	87.90
EFTPS-Federal	11/21/2025	11/21/2025	FED WITHHOLDING	650-21221	278.02
Fund 650 - EDA GENERAL OPERATIONS Total:					10,318.13
Fund: 680 - LEDA ECONOMIC DEV REVOLVI					
Arcade Building, LLC	12/03/2025	12/03/2025	Facade Improvements @ 105/...	680-12847	18,788.00
Arcade Building, LLC	12/03/2025	12/03/2025	Facade Improvements @ 105/...	680-46515-7214	18,788.00
Fund 680 - LEDA ECONOMIC DEV REVOLVI Total:					37,576.00
Grand Total:					47,894.13

Report Summary

Fund Summary

Fund	Payment Amount
650 - EDA GENERAL OPERATIONS	10,318.13
680 - LEDA ECONOMIC DEV REVOLVI	37,576.00
Grand Total:	47,894.13

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	2,458.78
650-21227	EDA Life Insurance	2.57
650-21231	EDA Long Term Disability...	31.04
650-21250	HSA Payable	369.24
650-46515-3321	Telephone Charges	50.49
650-46515-3349	Advertising	492.50
650-46515-3351	Printing & Publishing	875.00
650-46515-3386	Storm Sewer Utilities	101.22
650-46515-3389	Miscellaneous Utilities	84.75
650-46515-3471	Abstracts, Recording fee,...	1,557.18
650-46515-3491	Dues & Subscriptions	500.00
680-12847	Arcade Building Facade ...	18,788.00
680-46515-7214	Fa�ade Improvement G...	18,788.00
Grand Total:		47,894.13

Project Account Summary

Project Account Key	Payment Amount
None	47,894.13
Grand Total:	47,894.13

Staff Report

File #: 2025-319

Agenda Date: 12/8/2025

Agenda #:

Approval of Financial Report - 10 2025 & 11 2025

EDA Financial Summary for:
October 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		181,932.48	60,713.77	13,925.06	266,711.22	97,993.47	191,701.10	219,169.42	3,572.46	80,920.37	-	164,304.93	236,107.52	-	1,517,051.80
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	-	-	-	-	8,368.04	-	-	827.23	-	583.31	-	-	10,701.46
12687 Program Income Loan-Rock Manor		-	-	-	-	-	-	-	-	-	10,000.00	-	-	-	10,000.00
12742 Rock River Apothecary RBEG Loan		-	-	-	-	-	-	-	-	-	-	4,916.67	-	-	4,916.67
12743 Luverne Counseling RBEG Loan		-	-	-	-	-	-	-	-	-	-	166.86	-	-	166.86
12744 Big Top Tent RBEG Loan		-	-	-	-	-	-	-	-	-	-	583.51	-	-	583.51
12745 Optiz RBEG		-	-	-	-	-	-	-	-	-	-	833.50	-	-	833.50
12746 V & D Properties RBEG Loan		-	-	-	-	-	-	-	-	-	-	1,500.14	-	-	1,500.14
12747 Novo Aesthetics RBEG Loan		-	-	-	-	-	-	-	-	-	-	1,500.14	-	-	1,500.14
12748 Swenson Scrapping RBEG Loan		-	-	-	-	-	-	-	-	-	-	1,833.46	-	-	1,833.46
12756 Optiz Prop Gap Loan		5,632.38	-	-	-	-	-	-	-	-	-	-	-	-	5,632.38
12762 Schomacker GAP Loan		14,419.14	-	-	-	-	-	-	-	-	-	-	-	-	14,419.14
12763 ATLAS GAP Loan		14,419.14	-	-	-	-	-	-	-	-	-	-	-	-	14,419.14
12764 Big Top Tent GAP Loan		14,419.14	-	-	-	-	-	-	-	-	-	-	-	-	14,419.14
12834 Ben Franklin Lodge Façade Loan		-	-	-	-	-	-	-	-	2,410.07	-	-	-	-	2,410.07
12836 Loan Rec - Cleveringa Construction		-	-	-	-	-	53,131.96	-	-	-	-	-	-	-	53,131.96
12836 Prairie Water Solutions LLC Façade Loan		-	-	-	-	-	-	-	-	15,853.31	-	-	-	-	15,853.31
12854 Mike Cox Façade Impr Loan		-	-	-	-	-	-	-	-	-	-	-	-	-	-
12856 Luverne Counseling Façade Loan		-	-	-	-	-	-	-	-	6,787.96	-	-	-	-	6,787.96
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		-	-	-	-	-	-	(1,793,897.79)	-	-	-	-	-	-	(1,793,897.79)
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:		231,960.49	87,794.23	20,553.61	743,147.20	191,787.86	346,173.16	995,761.72	3,576.77	106,818.50	10,000.00	176,394.86	236,308.97	-	3,150,277.37
21120 Accounts Payable		42.50	-	-	-	-	-	-	-	-	-	-	-	-	42.50
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		217,335.05	25,500.00	141.60	299,529.82	60,915.30	69,000.00	90,000.00	1.43	1,482.96	-	-	5,225.00	-	769,131.16
26721 Expense Control		(160,305.49)	-	(120.00)	(420.00)	-	-	(91,322.69)	-	(17,581.47)	-	-	-	(5,225.00)	(274,974.65)
Total Liabilities & Equity		231,960.49	87,794.23	20,553.61	743,147.20	191,787.86	346,173.16	995,761.72	3,576.77	106,818.50	10,000.00	176,394.86	236,308.97	-	3,150,277.37

EDA Financial Summary for:
October 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	-	-	-	-	-	-	-	-	1.43	-	-	-	-	-	1.43
31166 Tax Increments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32213 Historic Facade Application Fee	-	200.00	-	-	-	-	-	-	-	-	-	-	-	-	200.00
34403 Community Garden Revenue	-	705.00	-	-	-	-	-	-	-	-	-	-	-	-	705.00
36211 Interest Earnings - Regular	3,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
36212 Interest on RBEG Loans	-	88.57	-	-	-	-	-	-	-	1,482.96	-	-	-	-	1,571.53
36217 Interest on Loans	1,206.00	891.48	-	-	-	-	-	-	-	-	-	-	-	-	891.48
36305 Rental Income	-	-	-	-	-	-	-	90,000.00	-	-	-	-	-	-	90,000.00
36599 Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
37810 Lot Sales	-	-	25,500.00	-	29,956.82	60,456.90	69,000.00	-	-	-	-	-	-	-	184,913.72
38300 Property Rental	-	-	-	141.60	-	458.40	-	-	-	-	-	-	-	-	600.00
39231 Transfer in for Local Income	-	-	-	-	-	-	-	-	-	-	-	-	5,225.00	-	5,225.00
39304 Contribution from Primary Government	215,450.00	215,450.00	-	-	-	-	-	-	-	-	-	-	-	-	215,450.00
39997 Contribution from Primary Government	-	-	-	-	269,573.00	-	-	-	-	-	-	-	-	-	269,573.00
Total Revenue	219,656.00	217,335.05	25,500.00	141.60	299,529.82	60,915.30	69,000.00	90,000.00	1.43	1,482.96	-	-	5,225.00	-	769,131.16
1101 Full-Time Employees	93,969.00	76,091.16	-	-	-	-	-	-	-	-	-	-	-	-	76,091.16
1112 Longevity Pay	-	250.00	-	-	-	-	-	-	-	-	-	-	-	-	-
1121 PERA	7,048.00	5,685.12	-	-	-	-	-	-	-	-	-	-	-	-	5,685.12
1122 FICA	7,189.00	4,932.08	-	-	-	-	-	-	-	-	-	-	-	-	4,932.08
1131 Health Insurance	21,830.00	18,730.63	-	-	-	-	-	-	-	-	-	-	-	-	18,730.63
1133 Health Insurance - H S A	4,000.00	3,750.00	-	-	-	-	-	-	-	-	-	-	-	-	3,750.00
1135 Life Insurance	50.00	21.23	-	-	-	-	-	-	-	-	-	-	-	-	21.23
1151 Worker's Comp Insurance Premium	300.00	219.17	-	-	-	-	-	-	-	-	-	-	-	-	219.17
2209 Misc Office Supplies	400.00	37.00	-	-	-	-	-	-	-	-	-	-	-	-	37.00
2223 Building Maintenance	-	-	-	-	-	-	-	2,815.28	-	-	-	-	-	-	2,815.28
2261 General Supplies	5,000.00	7,574.27	-	-	-	-	-	-	-	-	-	-	-	-	7,574.27
3303 Engineering Fees	5,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3304 Legal Fees	5,000.00	2,100.00	-	-	-	-	-	-	-	-	-	-	-	-	2,100.00
3307 Management/Reporting Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3312 Contractual Services	25,000.00	4,750.00	-	-	-	-	-	-	-	-	-	-	-	-	4,750.00
3321 Telephone	1,000.00	450.00	-	-	-	-	-	-	-	-	-	-	-	-	450.00
3322 Postage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3331 Travel, Meals, Lodging & Training	3,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3349 Miscellaneous Advertising	20,000.00	10,672.62	-	-	-	-	-	-	-	-	-	-	-	-	10,672.62
3351 Publishing & Printing	3,500.00	3,396.76	-	-	-	-	-	-	-	-	-	-	-	-	3,396.76
3361 General Liability Insurance	500.00	670.00	-	-	-	-	-	-	-	-	-	-	-	-	670.00
3381 Electric Utilities	-	433.39	-	-	-	-	-	-	-	-	-	-	-	-	433.39
3386 Storm Sewer Utilities	714.00	1,081.24	-	-	-	-	-	-	-	-	-	-	-	-	1,081.24
3389 Miscellaneous Utilities	306.00	956.81	-	-	-	-	-	-	-	-	-	-	-	-	956.81
3421 Depreciation Expense	-	-	-	-	-	-	-	61,271.90	-	-	-	-	-	-	61,271.90
3447 Community Garden Expense	-	284.21	-	-	-	-	-	-	-	-	-	-	-	-	284.21
3471 Abstracts, Deed Tax, Etc	3,000.00	1,805.30	-	-	-	-	-	-	-	-	-	-	-	-	1,805.30
3494 Demolition - Commercial	-	5,000.00	-	-	-	-	-	-	-	-	-	-	-	-	5,000.00
3496 Demolition - Residential	2,000.00	3,750.00	-	-	-	-	-	-	-	-	-	-	-	-	3,750.00
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	120.00	-	-	-	-	-	-	-	-	-	-	-	-	120.00
3506 LIFT Comm Devel Assistance	7,000.00	7,000.00	-	-	-	-	-	-	-	-	-	-	-	-	7,000.00
5528 Building Improvements	-	-	-	-	-	-	-	27,235.51	-	-	-	-	-	-	27,235.51
6612 Other Long-Term Oblig Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7214 Façade Improvement Grant	-	-	-	-	-	-	-	-	-	17,581.47	-	-	-	-	17,581.47
7768 Transfer to Local Income 685	-	-	-	-	-	-	-	-	-	-	-	-	-	5,225.00	5,225.00
7769 Transfer to EDA RLF 680	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	219,656.00	160,305.49	-	120.00	420.00	-	-	91,322.69	-	17,581.47	-	-	-	5,225.00	274,974.65
Revenue over Expense	-	57,029.56	25,500.00	21.60	299,109.82	60,915.30	69,000.00	(1,322.69)	1.43	(16,098.51)	-	-	5,225.00	(5,225.00)	494,156.51

EDA Financial Summary for:
November 30, 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		169,454.01	80,713.77	13,925.06	266,711.22	149,085.47	200,069.14	229,169.42	3,572.46	82,265.44	-	165,388.22	236,107.52	-	1,596,461.73
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	-	666.84	-	-	2,675.87
12687 Program Income Loan-Rock Manor		-	-	-	-	-	-	-	-	-	10,000.00	-	-	-	10,000.00
12742 Rock River Apothecary RBEG Loan		-	-	-	-	-	-	-	-	-	-	4,750.01	-	-	4,750.01
12743 Luverne Counseling RBEG Loan		-	-	-	-	-	-	-	-	-	-	-	-	-	-
12744 Big Top Tent RBEG Loan		-	-	-	-	-	-	-	-	-	-	416.85	-	-	416.85
12745 Optiz RBEG		-	-	-	-	-	-	-	-	-	-	666.84	-	-	666.84
12746 V & D Properties RBEG Loan		-	-	-	-	-	-	-	-	-	-	1,333.48	-	-	1,333.48
12747 Novo Aesthetics RBEG Loan		-	-	-	-	-	-	-	-	-	-	1,333.48	-	-	1,333.48
12748 Swenson Scrapping RBEG Loan		-	-	-	-	-	-	-	-	-	-	1,666.80	-	-	1,666.80
12756 Optiz Prop Gap Loan		5,411.56	-	-	-	-	-	-	-	-	-	-	-	-	5,411.56
12762 Schomacker GAP Loan		14,212.28	-	-	-	-	-	-	-	-	-	-	-	-	14,212.28
12763 ATLAS GAP Loan		14,212.63	-	-	-	-	-	-	-	-	-	-	-	-	14,212.63
12764 Big Top Tent GAP Loan		14,212.28	-	-	-	-	-	-	-	-	-	-	-	-	14,212.28
12834 Ben Franklin Lodge Façade Loan		-	-	-	-	-	-	-	-	2,143.97	-	-	-	-	2,143.97
12836 Loan Rec - Cleveringa Construction		-	-	-	-	-	53,131.96	-	-	-	-	-	-	-	53,131.96
12836 Prairie Water Solutions LLC Façade Loan		-	-	-	-	-	-	-	-	15,614.42	-	-	-	-	15,614.42
12847 Arcade Building Façade Impr Loan		-	-	-	-	-	-	-	-	(434.82)	-	-	-	-	(434.82)
12854 Mike Cox Façade Impr Loan		-	-	-	-	-	-	-	-	-	-	-	-	-	-
12856 Luverne Counseling Façade Loan		-	-	-	-	-	-	-	-	6,530.58	-	-	-	-	6,530.58
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		-	-	-	-	-	(1,799,952.01)	-	-	-	-	-	-	-	(1,799,952.01)
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:		218,640.97	107,794.23	20,553.61	743,147.20	242,879.86	346,173.16	999,707.50	3,576.77	107,225.30	10,000.00	176,394.86	236,308.97	-	3,212,402.43
21120 Accounts Payable		185.97	-	-	-	-	-	-	-	-	-	-	-	-	185.97
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
26509 Committed for Lot Development		-	-	-	-	-	277,173.16	-	-	-	-	-	-	-	277,173.16
26711 Revenue Control		217,416.88	45,500.00	141.60	299,529.82	112,007.30	69,000.00	100,000.00	1.43	1,889.76	-	5,225.00	-	-	850,711.79
26721 Expense Control		(173,850.31)	-	(120.00)	(420.00)	-	-	(97,376.91)	-	(17,581.47)	-	-	-	(5,225.00)	(294,573.69)
Total Liabilities & Equity		218,640.97	107,794.23	20,553.61	743,147.20	242,879.86	346,173.16	999,707.50	3,576.77	107,225.30	10,000.00	176,394.86	236,308.97	-	3,212,402.43

EDA Financial Summary for:
November 30, 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	-	-	-	-	-	-	-	-	1.43	-	-	-	-	-	1.43
31166 Tax Increments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32213 Historic Facade Application Fee	-	200.00	-	-	-	-	-	-	-	-	-	-	-	-	200.00
34403 Community Garden Revenue	-	705.00	-	-	-	-	-	-	-	-	-	-	-	-	705.00
36211 Interest Earnings - Regular	3,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
36212 Interest on RBEG Loans	-	88.57	-	-	-	-	-	-	-	1,889.76	-	-	-	-	1,978.33
36217 Interest on Loans	1,206.00	973.31	-	-	-	-	-	-	-	-	-	-	-	-	973.31
36305 Rental Income	-	-	-	-	-	-	-	100,000.00	-	-	-	-	-	-	100,000.00
36599 Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
37810 Lot Sales	-	-	45,500.00	-	29,956.82	111,548.90	69,000.00	-	-	-	-	-	-	-	256,005.72
38300 Property Rental	-	-	-	141.60	-	458.40	-	-	-	-	-	-	-	-	600.00
39231 Transfer in for Local Income	-	-	-	-	-	-	-	-	-	-	-	-	5,225.00	-	5,225.00
39304 Contribution from Primary Government	215,450.00	215,450.00	-	-	-	-	-	-	-	-	-	-	-	-	215,450.00
39997 Contribution from Primary Government	-	-	-	-	269,573.00	-	-	-	-	-	-	-	-	-	269,573.00
Total Revenue	219,656.00	217,416.88	45,500.00	141.60	299,529.82	112,007.30	69,000.00	100,000.00	1.43	1,889.76	-	-	5,225.00	-	850,711.79
1101 Full-Time Employees	93,969.00	83,195.08	-	-	-	-	-	-	-	-	-	-	-	-	83,195.08
1112 Longevity Pay	-	250.00	-	-	-	-	-	-	-	-	-	-	-	-	-
1121 PERA	7,048.00	6,226.56	-	-	-	-	-	-	-	-	-	-	-	-	6,226.56
1122 FICA	7,189.00	5,397.08	-	-	-	-	-	-	-	-	-	-	-	-	5,397.08
1131 Health Insurance	21,830.00	20,550.01	-	-	-	-	-	-	-	-	-	-	-	-	20,550.01
1133 Health Insurance - H S A	4,000.00	3,750.00	-	-	-	-	-	-	-	-	-	-	-	-	3,750.00
1135 Life Insurance	50.00	23.16	-	-	-	-	-	-	-	-	-	-	-	-	23.16
1151 Worker's Comp Insurance Premium	300.00	219.17	-	-	-	-	-	-	-	-	-	-	-	-	219.17
2209 Misc Office Supplies	400.00	37.00	-	-	-	-	-	-	-	-	-	-	-	-	37.00
2223 Building Maintenance	-	-	-	-	-	-	-	2,815.28	-	-	-	-	-	-	2,815.28
2261 General Supplies	5,000.00	7,574.27	-	-	-	-	-	-	-	-	-	-	-	-	7,574.27
3303 Engineering Fees	5,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3304 Legal Fees	5,000.00	2,100.00	-	-	-	-	-	-	-	-	-	-	-	-	2,100.00
3307 Management/Reporting Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3312 Contractual Services	25,000.00	4,750.00	-	-	-	-	-	-	-	-	-	-	-	-	4,750.00
3321 Telephone	1,000.00	495.00	-	-	-	-	-	-	-	-	-	-	-	-	495.00
3322 Postage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3331 Travel, Meals, Lodging & Training	3,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3349 Miscellaneous Advertising	20,000.00	11,122.62	-	-	-	-	-	-	-	-	-	-	-	-	11,122.62
3351 Publishing & Printing	3,500.00	4,271.76	-	-	-	-	-	-	-	-	-	-	-	-	4,271.76
3361 General Liability Insurance	500.00	670.00	-	-	-	-	-	-	-	-	-	-	-	-	670.00
3381 Electric Utilities	-	433.39	-	-	-	-	-	-	-	-	-	-	-	-	433.39
3386 Storm Sewer Utilities	714.00	1,182.46	-	-	-	-	-	-	-	-	-	-	-	-	1,182.46
3389 Miscellaneous Utilities	306.00	1,041.56	-	-	-	-	-	-	-	-	-	-	-	-	1,041.56
3421 Depreciation Expense	-	-	-	-	-	-	-	67,326.12	-	-	-	-	-	-	67,326.12
3447 Community Garden Expense	-	284.21	-	-	-	-	-	-	-	-	-	-	-	-	284.21
3471 Abstracts, Deed Tax, Etc	3,000.00	3,362.48	-	-	-	-	-	-	-	-	-	-	-	-	3,362.48
3484 Demolition - Commercial	-	5,000.00	-	-	-	-	-	-	-	-	-	-	-	-	5,000.00
3486 Demolition - Residential	2,000.00	3,750.00	-	-	-	-	-	-	-	-	-	-	-	-	3,750.00
3491 Dues & Subscriptions	1,500.00	925.00	-	-	-	-	-	-	-	-	-	-	-	-	925.00
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	120.00	-	-	-	-	-	-	-	-	-	-	-	-	120.00
3506 LIFT Comm Devel Assistance	7,000.00	7,000.00	-	-	-	-	-	-	-	-	-	-	-	-	7,000.00
5528 Building Improvements	-	-	-	-	-	-	-	27,235.51	-	-	-	-	-	-	27,235.51
6612 Other Long-Term Oblig Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7214 Façade Improvement Grant	-	-	-	-	-	-	-	-	-	17,581.47	-	-	-	-	17,581.47
7768 Transfer to Local Income 685	-	-	-	-	-	-	-	-	-	-	-	-	-	5,225.00	5,225.00
7769 Transfer to EDA RLF 680	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	219,656.00	173,850.31	-	120.00	420.00	-	-	97,376.91	-	17,581.47	-	-	-	5,225.00	294,573.69
Revenue over Expense	-	43,566.57	45,500.00	21.60	299,109.82	112,007.30	69,000.00	2,623.09	1.43	(15,691.71)	-	-	5,225.00	(5,225.00)	556,138.10

Staff Report

File #: 2025-362

Agenda Date: 12/8/2025

Agenda #:

Housing Update

The City of Luverne is actively participating in the Southwest Minnesota Housing Institute, a 12-month regional cohort focused on providing training, expertise, tools, and partnership opportunities to advance housing development in rural communities. The City continues to explore both new development along the South Hwy 75 corridor and infill or redevelopment options within existing neighborhoods. While affordable housing programs are available, many come with income and rent restrictions that make private development more challenging. Workforce (market-rate) housing funding sources remain very limited, adding to the complexity of moving projects forward.

Luverne's most recent housing study was completed in December 2022, and Rock County's was completed in October 2022. Since then, the 54-unit Prairie Loft workforce apartment project has been constructed, fully leased, and continues to maintain a waiting list. To better understand the impact of this project on local supply and demand-and to guide future decisions-it may be beneficial to update the housing study in the near future. Maxfield Research has provided a proposal for a Comprehensive Housing Needs Analysis at an estimated cost of \$19,460 to \$22,910, with an anticipated six-month completion timeline. This type of analysis is frequently requested by developers and lenders, as it provides the market data needed to evaluate demand, reduce risk, and support financing applications.

A current, professional housing study is an essential tool for rural communities like Luverne. It offers clear, data-driven insight into existing and future housing needs, identifies gaps across the market, and supports strategic planning for zoning, infrastructure, and redevelopment. Just as importantly, it strengthens our ability to attract developers, access and secure state and federal funding, and ensure local employers have adequate housing options for their workforce. Most housing grants and tax credit programs require current market data, and developers and lenders rely on these studies to reduce risk when considering rural projects. Having an updated and credible housing analysis positions Luverne as a proactive, well-prepared community ready to support future housing investment. No actions is needed at this time, but it should be considered as potential housing projects move forward.

Industrial Park Update

To support future growth and expansion in the Industrial Park, the City Engineer is developing preliminary concepts for road and utility configurations that can accommodate both large and small development sites. A manufacturing company has expressed interest in a 15-acre parcel, prompting the exploration of a phased approach that would extend a new roadway and create approximately five smaller lots (1-1.5 acres each) along with a larger 15-acre site. This approach would meet near-term development needs while preserving additional land for long-term industrial growth. A topographical survey is currently underway to help determine the scope and cost of potential road and utility improvements.

The Greater Minnesota Business Development Public Infrastructure (BDPI) Grant Program provides up to 50% of the capital costs for public infrastructure projects that support job creation, tax base growth, or business expansion. While the BDPI program is currently out of funds until July 2026, the City is evaluating the feasibility of submitting an application once funding becomes available. Luverne has successfully secured BDPI funding in the past, including:

2012 - \$150,000 (Lift Station)

2017 - \$1,982,000 (Koehn Ave & Dakota Road improvements)

2022 - \$467,422 (Dakota Road extension)