



Announcement of Meeting
Economic Development Authority
Regular Meeting Agenda

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

Monday, May 11, 2026

8:00 AM

Council Chambers

A. CALL TO ORDER - ROLL CALL

B. APPROVAL OF MINUTES OF PRECEDING MEETING

- 1. [2026-22](#) LEDA - Regular Meeting - March 9, 2026

C. BILLS AND COMMUNICATIONS

- 1. [2026-23](#) Approval of Regular Department Payment Report - 03 & 04 2026
- 2. [2026-24](#) Approval of Financial Report - 03 & 04 2026

D. DIRECTOR'S REPORTS & DISCUSSION

- 1. [2026-63](#) Maple Street Redevelopment
- 2. [2026-64](#) Lopau Second Addition Covenants

E. BUSINESS

- 1. [2026-53](#) Motion to Approve Residential Demolition Grant Request - Leon Pick Trust - 109 W. Lincoln St.

F. ADJOURNMENT

Staff Report

File #: 2026-22

Agenda Date: 5/11/2026

Agenda #: 1.

LEDA - Regular Meeting - March 9, 2026



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

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

Patrick T. Baustian, President

Holly J. Sammons, EDA Director

Staff Report

File #: 2026-23

Agenda Date: 4/13/2026

Agenda #: 1.

Approval of Regular Department Payment Report - 03 & 04 2026

EDA Report By Fund

City of Luverne, MN

Payment Dates 3/4/2026 - 4/8/2026

| Vendor Name | Payment Date | Post Date | Description (Item) | Account Number | Amount |
|--|--------------|------------|-----------------------------------|----------------|------------------|
| Fund: 650 - EDA GENERAL OPERATIONS | | | | | |
| Rock County Abstract & Title | 03/25/2026 | 08/20/2025 | Abstract Lot 10 Blk 3 Manfred... | 650-46515-3471 | 500.00 |
| League of Minn Cities Ins Trust | 03/05/2026 | 01/29/2026 | Workers Comp Coverage Prem | 650-46515-1151 | 249.83 |
| Rock County Abstract & Title | 03/25/2026 | 02/12/2026 | Continuation Abstract Lot 13 B.. | 650-46515-3471 | 212.00 |
| Madison National Life Ins Co | 03/30/2026 | 02/13/2026 | MN Paid Leave Premiums | 650-21226 | 29.16 |
| Madison National Life Ins Co | 03/30/2026 | 02/27/2026 | MN Paid Leave Premiums | 650-21226 | 29.16 |
| Luverne Area Chamber | 03/13/2026 | 03/04/2026 | 1/2 Pg Etc Mag March Ed | 650-46515-3349 | 450.00 |
| Luverne City of | 03/25/2026 | 03/10/2026 | Interdepartmental Bills - Febr... | 650-46515-3386 | 64.57 |
| Luverne City of | 03/25/2026 | 03/10/2026 | Interdepartmental Bills - Febr... | 650-46515-3386 | 31.30 |
| Luverne City of | 03/25/2026 | 03/10/2026 | Interdepartmental Bills - Febr... | 650-46515-3389 | 30.75 |
| Luverne City of | 03/25/2026 | 03/10/2026 | Interdepartmental Bills - Febr... | 650-46515-3389 | 47.25 |
| Verizon | 03/25/2026 | 03/10/2026 | Holly Sammons | 650-46515-3321 | 50.49 |
| Delta Dental of Minnesota | 03/31/2026 | 03/13/2026 | Pediatric Dental Insurance | 650-21226 | 21.46 |
| HealthPartners Inc | 03/31/2026 | 03/13/2026 | Employee Health Insurance | 650-21226 | 285.66 |
| HealthEquity | 03/13/2026 | 03/13/2026 | Employee HSA Contribution | 650-21250 | 264.42 |
| MissionSquare Retirement - 4... | 03/13/2026 | 03/13/2026 | Deferred Comp Contributions | 650-21225 | 406.03 |
| Madison National Life Ins Co | 03/30/2026 | 03/13/2026 | Long-Term Disability Insurance | 650-21231 | 15.87 |
| Madison National Life Ins Co | 03/30/2026 | 03/13/2026 | MN Paid Leave Premiums | 650-21226 | 28.80 |
| Public Employees Retirement | 03/13/2026 | 03/13/2026 | PERA Contributions | 650-21224 | 516.77 |
| MissionSquare Retirement - 4... | 03/13/2026 | 03/13/2026 | ROTH Percent Contributions | 650-21225 | 110.74 |
| EFTPS-Federal | 03/13/2026 | 03/13/2026 | FICA WITHHOLDING | 650-21223 | 386.84 |
| EFTPS-State | 03/13/2026 | 03/13/2026 | STATE WITHHOLDING | 650-21222 | 137.34 |
| EFTPS-Federal | 03/13/2026 | 03/13/2026 | MEDICARE WITHHOLDING | 650-21223 | 90.48 |
| EFTPS-Federal | 03/13/2026 | 03/13/2026 | FED WITHHOLDING | 650-21221 | 277.37 |
| Delta Dental of Minnesota | 03/31/2026 | 03/27/2026 | Pediatric Dental Insurance | 650-21226 | 21.46 |
| Delta Dental of Minnesota | 03/27/2026 | 03/27/2026 | Pediatric Dental Insurance | 650-21226 | 128.83 |
| HealthPartners Inc | 03/31/2026 | 03/27/2026 | Employee Health Insurance | 650-21226 | 285.66 |
| HealthPartners Inc | 03/31/2026 | 03/27/2026 | Employee Health Insurance | 650-21226 | 1,713.97 |
| HealthEquity | 03/27/2026 | 03/27/2026 | Employee HSA Contribution | 650-21250 | 264.42 |
| MissionSquare Retirement - 4... | 03/27/2026 | 03/27/2026 | Deferred Comp Contributions | 650-21225 | 477.68 |
| Madison National Life Ins Co | 03/30/2026 | 03/27/2026 | Long-Term Disability Insurance | 650-21231 | 18.67 |
| Madison National Life Ins Co | 03/30/2026 | 03/27/2026 | Employee Life Insurance | 650-21227 | 2.57 |
| Madison National Life Ins Co | 03/30/2026 | 03/27/2026 | MN Paid Leave Premiums | 650-21226 | 33.88 |
| Public Employees Retirement | 03/27/2026 | 03/27/2026 | PERA Contributions | 650-21224 | 607.96 |
| MissionSquare Retirement - 4... | 03/27/2026 | 03/27/2026 | ROTH Percent Contributions | 650-21225 | 130.28 |
| Blue Cross Blue Shield of Min... | 03/27/2026 | 03/27/2026 | Vision Insurance | 650-21220 | 16.91 |
| EFTPS-Federal | 03/27/2026 | 03/27/2026 | FICA WITHHOLDING | 650-21223 | 465.50 |
| EFTPS-State | 03/27/2026 | 03/27/2026 | STATE WITHHOLDING | 650-21222 | 172.73 |
| EFTPS-Federal | 03/27/2026 | 03/27/2026 | MEDICARE WITHHOLDING | 650-21223 | 108.86 |
| EFTPS-Federal | 03/27/2026 | 03/27/2026 | FED WITHHOLDING | 650-21221 | 391.87 |
| Fund 650 - EDA GENERAL OPERATIONS Total: | | | | | 9,077.54 |
| Fund: 663 - CWG/TCI BLDGS OPER | | | | | |
| Climate Systems Inc | 03/11/2026 | 03/04/2026 | Preventative Maintenance | 663-46515-2223 | 1,148.75 |
| Climate Systems Inc | 03/11/2026 | 03/04/2026 | Replaced 2 Bearings/2Brackets.. | 663-46515-2223 | 569.50 |
| Climate Systems Inc | 03/11/2026 | 03/04/2026 | Replaced Blower Motor on Yo... | 663-46515-2223 | 855.50 |
| Fund 663 - CWG/TCI BLDGS OPER Total: | | | | | 2,573.75 |
| Fund: 680 - LEDA ECONOMIC DEV REVOLVI | | | | | |
| Superior Caulking Inc | 03/25/2026 | 03/20/2026 | Façade Improvement @ 109 E... | 680-46515-7214 | 5,000.00 |
| Henrichs, Cody | 03/25/2026 | 03/20/2026 | Façade Improvement @ 109 E... | 680-46515-7214 | 5,369.00 |
| Fund 680 - LEDA ECONOMIC DEV REVOLVI Total: | | | | | 10,369.00 |
| Grand Total: | | | | | 22,020.29 |

Report Summary

Fund Summary

| Fund | Payment Amount |
|---------------------------------|------------------|
| 650 - EDA GENERAL OPERATIONS | 9,077.54 |
| 663 - CWG/TCI BLDGS OPER | 2,573.75 |
| 680 - LEDA ECONOMIC DEV REVOLVI | 10,369.00 |
| Grand Total: | 22,020.29 |

Account Summary

| Account Number | Account Name | Payment Amount |
|---------------------|------------------------------|------------------|
| 650-21220 | EDA Vision Plan Payable | 16.91 |
| 650-21221 | EDA Federal Withholding | 669.24 |
| 650-21222 | EDA State Withholding | 310.07 |
| 650-21223 | EDA FICA Withholding | 1,051.68 |
| 650-21224 | EDA Pera Withholding | 1,124.73 |
| 650-21225 | EDA Icmarc Withholding | 1,124.73 |
| 650-21226 | EDA Health Insurance | 2,578.04 |
| 650-21227 | EDA Life Insurance | 2.57 |
| 650-21231 | EDA Long Term Disability... | 34.54 |
| 650-21250 | HSA Payable | 528.84 |
| 650-46515-1151 | Worker's Compensation ... | 249.83 |
| 650-46515-3321 | Telephone Charges | 50.49 |
| 650-46515-3349 | Advertising | 450.00 |
| 650-46515-3386 | Storm Sewer Utilities | 95.87 |
| 650-46515-3389 | Miscellaneous Utilities | 78.00 |
| 650-46515-3471 | Abstracts, Recording fee,... | 712.00 |
| 663-46515-2223 | Building Maintenance | 2,573.75 |
| 680-46515-7214 | FaÃ§ade Improvement G... | 10,369.00 |
| Grand Total: | | 22,020.29 |

Project Account Summary

| Project Account Key | Payment Amount |
|---------------------|------------------|
| **None** | 22,020.29 |
| Grand Total: | 22,020.29 |

EDA Report By Fund

City of Luverne, MN

Payment Dates 4/8/2026 - 5/7/2026

| Vendor Name | Payment Date | Post Date | Description (Item) | Account Number | Amount |
|---|--------------|------------|-----------------------------------|----------------|------------------|
| Fund: 650 - EDA GENERAL OPERATIONS | | | | | |
| Rotary Club of Luverne | 04/22/2026 | 01/13/2026 | Corporate Rotary Membership | 650-46515-3491 | 132.50 |
| Rock County Abstract & Title | 04/08/2026 | 03/18/2026 | Abstract Lot 11 Blk 3 Manfred... | 650-46515-3471 | 500.00 |
| Rock County Auditor/Treas | 05/06/2026 | 03/26/2026 | 20-2133-000 | 650-46515-3497 | 118.00 |
| Luverne City of | 04/29/2026 | 04/09/2026 | Interdepartmental Bills - Marc... | 650-46515-3386 | 31.30 |
| Luverne City of | 04/29/2026 | 04/09/2026 | Interdepartmental Bills - Marc... | 650-46515-3386 | 64.57 |
| Luverne City of | 04/29/2026 | 04/09/2026 | Interdepartmental Bills - Marc... | 650-46515-3389 | 47.25 |
| Luverne City of | 04/29/2026 | 04/09/2026 | Interdepartmental Bills - Marc... | 650-46515-3389 | 30.75 |
| Luverne Area Chamber | 04/29/2026 | 04/10/2026 | 1/2 Pg Etc Mag April-May Ed | 650-46515-3349 | 450.00 |
| Delta Dental of Minnesota | 04/30/2026 | 04/10/2026 | Pediatric Dental Insurance | 650-21226 | 21.46 |
| HealthPartners Inc | 04/30/2026 | 04/10/2026 | Employee Health Insurance | 650-21226 | 285.66 |
| HealthEquity | 04/10/2026 | 04/10/2026 | Employee HSA Contribution | 650-21250 | 264.42 |
| MissionSquare Retirement - 4... | 04/10/2026 | 04/10/2026 | Deferred Comp Contributions | 650-21225 | 418.18 |
| Madison National Life Ins Co | 04/23/2026 | 04/10/2026 | Long-Term Disability Insurance | 650-21231 | 16.35 |
| Madison National Life Ins Co | 04/23/2026 | 04/10/2026 | MN Paid Leave Premiums | 650-21226 | 30.04 |
| Public Employees Retirement | 04/10/2026 | 04/10/2026 | PERA Contributions | 650-21224 | 532.22 |
| MissionSquare Retirement - 4... | 04/10/2026 | 04/10/2026 | ROTH Percent Contributions | 650-21225 | 114.05 |
| EFTPS-Federal | 04/10/2026 | 04/10/2026 | FICA WITHHOLDING | 650-21223 | 400.52 |
| EFTPS-State | 04/10/2026 | 04/10/2026 | STATE WITHHOLDING | 650-21222 | 143.54 |
| EFTPS-Federal | 04/10/2026 | 04/10/2026 | MEDICARE WITHHOLDING | 650-21223 | 93.68 |
| EFTPS-Federal | 04/10/2026 | 04/10/2026 | FED WITHHOLDING | 650-21221 | 297.41 |
| Eisma & Eisma Attorneys at L... | 05/06/2026 | 04/15/2026 | Legal Fees - Sales to Glammeier | 650-46515-3471 | 1,100.00 |
| Verizon | 04/22/2026 | 04/20/2026 | Holly Sammons | 650-46515-3321 | 62.51 |
| Quality Printing Inc | 04/30/2026 | 04/22/2026 | Blue Mound & 131st/Hwy 75 ... | 650-46515-3349 | 2,272.84 |
| Delta Dental of Minnesota | 04/30/2026 | 04/24/2026 | Pediatric Dental Insurance | 650-21226 | 21.46 |
| Delta Dental of Minnesota | 04/24/2026 | 04/24/2026 | Pediatric Dental Insurance | 650-21226 | 128.83 |
| HealthPartners Inc | 04/30/2026 | 04/24/2026 | Employee Health Insurance | 650-21226 | 285.66 |
| HealthPartners Inc | 04/30/2026 | 04/24/2026 | Employee Health Insurance | 650-21226 | 1,713.97 |
| HealthEquity | 04/24/2026 | 04/24/2026 | Employee HSA Contribution | 650-21250 | 300.00 |
| MissionSquare Retirement - 4... | 04/24/2026 | 04/24/2026 | Deferred Comp Contributions | 650-21225 | 92.00 |
| Madison National Life Ins Co | 04/23/2026 | 04/24/2026 | Long-Term Disability Insurance | 650-21231 | 16.35 |
| Madison National Life Ins Co | 04/23/2026 | 04/24/2026 | Employee Life Insurance | 650-21227 | 2.57 |
| Madison National Life Ins Co | 04/23/2026 | 04/24/2026 | MN Paid Leave Premiums | 650-21226 | 30.04 |
| Public Employees Retirement | 04/24/2026 | 04/24/2026 | PERA Contributions | 650-21224 | 532.22 |
| MissionSquare Retirement - 4... | 04/24/2026 | 04/24/2026 | ROTH Contributions | 650-21225 | 263.00 |
| Blue Cross Blue Shield of Min... | 04/24/2026 | 04/24/2026 | Vision Insurance | 650-21220 | 16.91 |
| EFTPS-Federal | 04/24/2026 | 04/24/2026 | FICA WITHHOLDING | 650-21223 | 394.02 |
| EFTPS-State | 04/24/2026 | 04/24/2026 | STATE WITHHOLDING | 650-21222 | 162.15 |
| EFTPS-Federal | 04/24/2026 | 04/24/2026 | MEDICARE WITHHOLDING | 650-21223 | 92.14 |
| EFTPS-Federal | 04/24/2026 | 04/24/2026 | FED WITHHOLDING | 650-21221 | 357.62 |
| MissionSquare Retirement - 4... | 05/01/2026 | 05/01/2026 | Deferred Comp Contributions | 650-21225 | 13,000.00 |
| EFTPS-Federal | 05/01/2026 | 05/01/2026 | FICA WITHHOLDING | 650-21223 | 1,612.00 |
| EFTPS-Federal | 05/01/2026 | 05/01/2026 | MEDICARE WITHHOLDING | 650-21223 | 377.00 |
| Fund 650 - EDA GENERAL OPERATIONS Total: | | | | | 26,825.19 |
| Fund: 654 - SYBESMA LOTS | | | | | |
| Rock County Auditor/Treas | 05/06/2026 | 03/26/2026 | 20-2063-000 | 654-46515-3497 | 122.00 |
| Fund 654 - SYBESMA LOTS Total: | | | | | 122.00 |
| Fund: 656 - EDA INDUSTRIAL PARK LAND | | | | | |
| Rock County Auditor/Treas | 05/06/2026 | 03/26/2026 | 20-2297-000 | 656-46515-3497 | 428.00 |
| Fund 656 - EDA INDUSTRIAL PARK LAND Total: | | | | | 428.00 |
| Fund: 663 - CWG/TCI BLDGS OPER | | | | | |
| Climate Systems Inc | 04/22/2026 | 04/08/2026 | CWIC ASP Upgrade | 663-46516-2223 | 14,354.00 |

EDA Report

Payment Dates: 4/8/2026 - 5/7/2026

| Vendor Name | Payment Date | Post Date | Description (Item) | Account Number | Amount |
|--------------------------------|--------------|------------|---|----------------|------------------|
| ARS, A Tecta America Compan... | 05/06/2026 | 04/09/2026 | Continental Western Group R... | 663-46516-2223 | 2,033.86 |
| | | | Fund 663 - CWG/TCI BLDGS OPER Total: | | 16,387.86 |
| | | | Grand Total: | | 43,763.05 |

Report Summary

Fund Summary

| Fund | Payment Amount |
|--------------------------------|------------------|
| 650 - EDA GENERAL OPERATIONS | 26,825.19 |
| 654 - SYBESMA LOTS | 122.00 |
| 656 - EDA INDUSTRIAL PARK LAND | 428.00 |
| 663 - CWG/TCI BLDGS OPER | <u>16,387.86</u> |
| Grand Total: | 43,763.05 |

Account Summary

| Account Number | Account Name | Payment Amount |
|---------------------|------------------------------|------------------|
| 650-21220 | EDA Vision Plan Payable | 16.91 |
| 650-21221 | EDA Federal Withholding | 655.03 |
| 650-21222 | EDA State Withholding | 305.69 |
| 650-21223 | EDA FICA Withholding | 2,969.36 |
| 650-21224 | EDA Pera Withholding | 1,064.44 |
| 650-21225 | EDA Icmarc Withholding | 13,887.23 |
| 650-21226 | EDA Health Insurance | 2,517.12 |
| 650-21227 | EDA Life Insurance | 2.57 |
| 650-21231 | EDA Long Term Disability... | 32.70 |
| 650-21250 | HSA Payable | 564.42 |
| 650-46515-3321 | Telephone Charges | 62.51 |
| 650-46515-3349 | Advertising | 2,722.84 |
| 650-46515-3386 | Storm Sewer Utilities | 95.87 |
| 650-46515-3389 | Miscellaneous Utilities | 78.00 |
| 650-46515-3471 | Abstracts, Recording fee,... | 1,600.00 |
| 650-46515-3491 | Dues & Subscriptions | 132.50 |
| 650-46515-3497 | Licenses & Taxes | 118.00 |
| 654-46515-3497 | Licenses & Taxes | 122.00 |
| 656-46515-3497 | Licenses & Taxes | 428.00 |
| 663-46516-2223 | Building Maintenance | <u>16,387.86</u> |
| Grand Total: | | 43,763.05 |

Project Account Summary

| Project Account Key | Payment Amount |
|---------------------|------------------|
| **None** | <u>43,763.05</u> |
| Grand Total: | 43,763.05 |

Staff Report

File #: 2026-24

Agenda Date: 5/11/2026

Agenda #: 2.

Approval of Financial Report - 03 & 04 2026

EDA Financial Summary for:
March 31, 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 | 320,996.27 | 81,237.07 | 14,123.92 | 269,308.59 | 153,671.17 | 229,862.08 | 270,208.78 | 3,609.99 | 23,442.09 | - | 169,043.84 | 238,386.81 | - | 1,773,890.61 |
| 11111 | Cash-Replacement Reserve | - | - | - | - | - | - | 6,758.36 | - | - | - | - | - | - | 6,758.36 |
| 11801 | Lease Receivables | - | - | - | - | - | - | 40,062.00 | - | - | - | - | - | - | 40,062.00 |
| 12320 | Investment Interest Receivable | 199.31 | 46.59 | 11.59 | 206.27 | 68.62 | 161.61 | 172.82 | 2.94 | 64.49 | - | 138.64 | 194.22 | - | 1,267.10 |
| 12322 | Loan Interest Receivable | 41.96 | - | - | - | - | - | - | - | 38.07 | - | - | - | - | 80.03 |
| 12611 | Accounts Receivable | 1,153.77 | - | - | - | - | - | - | - | 1,086.15 | - | 583.31 | - | - | 2,823.23 |
| 12687 | Program Income Loan-Rock Manor | - | - | - | - | - | - | - | - | - | 10,000.00 | - | - | - | 10,000.00 |
| 12742 | Rock River Apothecary RBEG Loan | - | - | - | - | - | - | - | - | - | - | 4,500.02 | - | - | 4,500.02 |
| 12743 | Luverne Counseling RBEG Loan | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 12744 | Big Top Tent RBEG Loan | - | - | - | - | - | - | - | - | - | - | 83.53 | - | - | 83.53 |
| 12745 | Opitz RBEG | - | - | - | - | - | - | - | - | - | - | 333.52 | - | - | 333.52 |
| 12746 | V & D Properties RBEG Loan | - | - | - | - | - | - | - | - | - | - | 1,000.16 | - | - | 1,000.16 |
| 12747 | Novo Aesthetics RBEG Loan | - | - | - | - | - | - | - | - | - | - | 1,000.16 | - | - | 1,000.16 |
| 12748 | Swenson Scrapping RBEG Loan | - | - | - | - | - | - | - | - | - | - | 1,333.48 | - | - | 1,333.48 |
| 12756 | Opitz Prop Gap Loan | 4,524.58 | - | - | - | - | - | - | - | - | - | - | - | - | 4,524.58 |
| 12762 | Schomacker GAP Loan | 13,381.40 | - | - | - | - | - | - | - | - | - | - | - | - | 13,381.40 |
| 12763 | ATLAS GAP Loan | 13,381.75 | - | - | - | - | - | - | - | - | - | - | - | - | 13,381.75 |
| 12764 | Big Top Tent GAP Loan | 13,381.40 | - | - | - | - | - | - | - | - | - | - | - | - | 13,381.40 |
| 12834 | Ben Franklin Lodge Façade Loan | - | - | - | - | - | - | - | - | 1,075.11 | - | - | - | - | 1,075.11 |
| 12836 | Loan Rec - Cleveringa Construction | - | - | - | - | - | 53,131.96 | - | - | - | - | - | - | - | 53,131.96 |
| 12836 | Prairie Water Solutions LLC Façade Loan | - | - | - | - | - | - | - | - | 14,650.86 | - | - | - | - | 14,650.86 |
| 12847 | Arcade Building Façade Impr Loan | - | - | - | - | - | - | - | - | 17,558.25 | - | - | - | - | 17,558.25 |
| 12854 | Mike Cox Façade Impr Loan | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 12856 | Luverne Counseling Façade Loan | - | - | - | - | - | - | - | - | 5,496.76 | - | - | - | - | 5,496.76 |
| 16110 | Land | - | 12,761.92 | 6,624.45 | 476,045.32 | 68,750.00 | 77,405.00 | 20,680.00 | - | - | - | - | - | - | 662,266.69 |
| 16210 | Buildings | - | - | - | - | - | - | 2,529,800.22 | - | - | - | - | - | - | 2,529,800.22 |
| 16290 | Accum Deprec - Bldgs | - | - | - | - | - | - | (1,825,748.79) | - | - | - | - | - | - | (1,825,748.79) |
| 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: | 367,060.44 | 94,045.58 | 20,759.96 | 745,560.18 | 222,489.79 | 360,560.65 | 1,041,933.39 | 3,612.93 | 63,411.78 | 10,000.00 | 178,016.66 | 238,581.03 | - | 3,346,032.39 |
| 21120 | Accounts Payable | 618.00 | - | 122.00 | 428.00 | - | - | - | - | - | - | - | - | - | 1,168.00 |
| Equity: | | | | | | | | | | | | | | | |
| 26130 | Contributions from Rock County | - | - | - | - | - | - | 10,680.00 | - | - | - | - | - | - | 10,680.00 |
| 26150 | Contributions from Others | - | - | - | - | - | - | 500,000.00 | - | - | - | - | - | - | 877,852.51 |
| 26503 | Reserved for Debt Service | - | 94,045.58 | 20,689.16 | - | (155,591.92) | - | 523,321.74 | 3,612.93 | 87,230.58 | - | - | - | - | 573,308.07 |
| 26508 | Reserved for Econ Devel | 201,019.21 | - | - | 745,560.18 | - | - | - | - | - | 10,000.00 | 178,016.66 | 238,581.03 | - | 1,373,177.08 |
| 26609 | Committed for Lot Development | - | - | - | - | - | 360,560.65 | - | - | - | - | - | - | - | 360,560.65 |
| 26711 | Revenue Control | 215,986.90 | - | 70.80 | - | 229.20 | - | 30,000.00 | - | 483.43 | - | - | - | - | 246,770.33 |
| 26721 | Expense Control | (50,564.28) | - | (122.00) | (428.00) | - | - | (22,068.35) | - | (24,302.23) | - | - | - | - | (97,484.86) |
| | Total Liabilities & Equity | 367,060.44 | 94,045.58 | 20,759.96 | 745,560.18 | 222,489.79 | 360,560.65 | 1,041,933.39 | 3,612.93 | 63,411.78 | 10,000.00 | 178,016.66 | 238,581.03 | - | 3,346,032.39 |

EDA Financial Summary for:
March 31, 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 | - | 225.00 | - | - | - | - | - | - | - | - | - | - | - | - | 225.00 |
| 36211 Interest Earnings - Regular | 3,000.00 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 36212 Interest on RBEG Loans | - | - | - | - | - | - | - | - | - | 483.43 | - | - | - | - | 483.43 |
| 36217 Interest on Loans | 1,206.00 | 311.90 | - | - | - | - | - | - | - | - | - | - | - | - | 311.90 |
| 36305 Rental Income | - | - | - | - | - | - | - | 30,000.00 | - | - | - | - | - | - | 30,000.00 |
| 36599 Miscellaneous Revenue | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 37810 Lot Sales | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 38300 Property Rental | - | - | - | 70.80 | - | 229.20 | - | - | - | - | - | - | - | - | 300.00 |
| 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 | 215,986.90 | - | 70.80 | - | 229.20 | - | 30,000.00 | - | 483.43 | - | - | - | - | 246,770.33 |
| 1101 Full-Time Employees | 97,371.00 | 25,800.75 | - | - | - | - | - | - | - | - | - | - | - | - | 25,800.75 |
| 1112 Longevity Pay | - | 500.00 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 1121 PERA | 7,303.00 | 1,935.05 | - | - | - | - | - | - | - | - | - | - | - | - | 1,935.05 |
| 1122 FICA | - | 7,887.00 | - | - | - | - | - | - | - | - | - | - | - | - | 7,887.00 |
| 1131 Health Insurance | 21,900.00 | 5,445.64 | - | - | - | - | - | - | - | - | - | - | - | - | 5,445.64 |
| 1133 Health Insurance - H S A | - | 3,750.00 | - | - | - | - | - | - | - | - | - | - | - | - | 3,750.00 |
| 1135 Life Insurance | 50.00 | 5.60 | - | - | - | - | - | - | - | - | - | - | - | - | 5.60 |
| 1151 Worker's Comp Insurance Premium | 300.00 | 249.83 | - | - | - | - | - | - | - | - | - | - | - | - | 249.83 |
| 2209 Misc Office Supplies | 400.00 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2223 Building Maintenance | - | - | - | - | - | - | - | 3,233.75 | - | - | - | - | - | - | 3,233.75 |
| 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 | 135.00 | - | - | - | - | - | - | - | - | - | - | - | - | 135.00 |
| 3322 Postage | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3331 Travel, Meals, Lodging & Training | 3,000.00 | 630.82 | - | - | - | - | - | - | - | - | - | - | - | - | 630.82 |
| 3349 Miscellaneous Advertising | 20,000.00 | 3,903.42 | - | - | - | - | - | - | - | - | - | - | - | - | 3,903.42 |
| 3351 Publishing & Printing | 3,500.00 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3361 General Liability Insurance | 500.00 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3381 Electric Utilities | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3386 Storm Sewer Utilities | 1,300.00 | 287.61 | - | - | - | - | - | - | - | - | - | - | - | - | 287.61 |
| 3389 Miscellaneous Utilities | 1,300.00 | 234.00 | - | - | - | - | - | - | - | - | - | - | - | - | 234.00 |
| 3421 Depreciation Expense | - | 712.00 | - | - | - | - | - | 18,834.60 | - | - | - | - | - | - | 19,546.60 |
| 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 | 315.50 | - | 122.00 | 428.00 | - | - | - | - | - | - | - | - | - | 865.50 |
| 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 | 50,564.28 | - | 122.00 | 428.00 | - | - | 22,068.35 | - | 24,302.23 | - | - | - | - | 97,484.86 |
| Revenue over Expense | - | 165,422.62 | - | (51.20) | (428.00) | 229.20 | - | 7,931.65 | - | (23,818.80) | - | - | - | - | 149,285.47 |

EDA Financial Summary for:
April 30, 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 | | 308,286.55 | 81,237.07 | 14,123.92 | 269,308.59 | 156,171.17 | 229,862.08 | 265,854.78 | 3,609.99 | 24,528.24 | - | 169,543.82 | 238,386.81 | - | 1,760,913.02 |
| 11111 Cash-Replacement Reserve | | - | - | - | - | - | - | 6,758.36 | - | - | - | - | - | - | 6,758.36 |
| 11801 Lease Receivables | | - | - | - | - | - | - | 40,062.00 | - | - | - | - | - | - | 40,062.00 |
| 12320 Investment Interest Receivable | | 199.31 | 46.59 | 11.59 | 206.27 | 68.62 | 161.61 | 172.82 | 2.94 | 64.49 | - | 138.64 | 194.22 | - | 1,267.10 |
| 12322 Loan Interest Receivable | | 41.96 | - | - | - | - | - | - | - | 38.07 | - | - | - | - | 80.03 |
| 12611 Accounts Receivable | | 1,153.77 | - | - | - | - | - | - | - | 1,086.15 | - | 583.51 | - | - | 2,823.43 |
| 12687 Program Income Loan-Rock Manor | | - | - | - | - | - | - | - | - | - | 10,000.00 | - | - | - | 10,000.00 |
| 12742 Rock River Apothecary RBEG Loan | | - | - | - | - | - | - | - | - | - | - | 4,416.69 | - | - | 4,416.69 |
| 12743 Luverne Counseling RBEG Loan | | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 12744 Big Top Tent RBEG Loan | | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 12745 Optiz RBEG | | - | - | - | - | - | - | - | - | - | - | 250.19 | - | - | 250.19 |
| 12746 V & D Properties RBEG Loan | | - | - | - | - | - | - | - | - | - | - | 916.83 | - | - | 916.83 |
| 12747 Novo Aesthetics RBEG Loan | | - | - | - | - | - | - | - | - | - | - | 916.83 | - | - | 916.83 |
| 12748 Swenson Scrapping RBEG Loan | | - | - | - | - | - | - | - | - | - | - | 1,250.15 | - | - | 1,250.15 |
| 12756 Optiz Prop Gap Loan | | 4,301.91 | - | - | - | - | - | - | - | - | - | - | - | - | 4,301.91 |
| 12762 Schomacker GAP Loan | | 13,172.81 | - | - | - | - | - | - | - | - | - | - | - | - | 13,172.81 |
| 12763 ATLAS GAP Loan | | 13,173.16 | - | - | - | - | - | - | - | - | - | - | - | - | 13,173.16 |
| 12764 Big Top Tent GAP Loan | | 13,172.81 | - | - | - | - | - | - | - | - | - | - | - | - | 13,172.81 |
| 12834 Ben Franklin Lodge Façade Loan | | - | - | - | - | - | - | - | - | 806.78 | - | - | - | - | 806.78 |
| 12836 Loan Rec - Cleveringa Construction | | - | - | - | - | - | 53,131.96 | - | - | - | - | - | - | - | 53,131.96 |
| 12836 Prairie Water Solutions LLC Façade Loan | | - | - | - | - | - | - | - | - | 14,407.96 | - | - | - | - | 14,407.96 |
| 12847 Arcade Building Façade Impr Loan | | - | - | - | - | - | - | - | - | 17,357.86 | - | - | - | - | 17,357.86 |
| 12854 Mike Cox Façade Impr Loan | | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 12856 Luverne Counseling Façade Loan | | - | - | - | - | - | - | - | - | 5,237.23 | - | - | - | - | 5,237.23 |
| 16110 Land | | - | 12,761.92 | 6,624.45 | 476,045.32 | 68,750.00 | 77,405.00 | 20,680.00 | - | - | - | - | - | - | 662,266.69 |
| 16210 Buildings | | - | - | - | - | - | - | 2,529,800.22 | - | - | - | - | - | - | 2,529,800.22 |
| 16290 Accum Deprec - Bldgs | | - | - | - | - | - | - | (1,832,038.99) | - | - | - | - | - | - | (1,832,038.99) |
| 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: | | 353,502.28 | 94,045.58 | 20,759.96 | 745,560.18 | 224,989.79 | 360,560.65 | 1,031,289.19 | 3,612.93 | 63,526.78 | 10,000.00 | 178,016.66 | 238,581.03 | - | 3,324,445.03 |
| 21120 Accounts Payable | | 118.00 | - | 122.00 | 428.00 | - | - | 2,033.86 | - | - | - | - | - | - | 2,701.86 |
| Equity: | | | | | | | | | | | | | | | |
| 26130 Contributions from Rock County | | - | - | - | - | - | - | 10,680.00 | - | - | - | - | - | - | 10,680.00 |
| 26150 Contributions from Others | | - | - | - | - | - | - | 500,000.00 | - | - | - | - | - | - | 877,852.51 |
| 26503 Reserved for Debt Service | | - | 94,045.58 | 20,689.16 | - | (155,591.92) | - | 523,321.74 | 3,612.93 | 87,230.58 | - | - | - | - | 573,308.07 |
| 26508 Reserved for Econ Devel | | 201,019.21 | - | - | 745,560.18 | - | - | - | - | - | 10,000.00 | 178,016.66 | 238,581.03 | - | 1,373,177.08 |
| 26609 Committed for Lot Development | | - | - | - | - | - | 360,560.65 | - | - | - | - | - | - | - | 360,560.65 |
| 26711 Revenue Control | | 216,541.34 | - | 70.80 | - | 2,729.20 | - | 40,000.00 | - | 598.43 | - | - | - | - | 259,939.77 |
| 26721 Expense Control | | (64,176.88) | - | (122.00) | (428.00) | - | - | (44,746.41) | - | (24,302.23) | - | - | - | - | (133,775.52) |
| Total Liabilities & Equity | | 353,502.28 | 94,045.58 | 20,759.96 | 745,560.18 | 224,989.79 | 360,560.65 | 1,031,289.19 | 3,612.93 | 63,526.78 | 10,000.00 | 178,016.66 | 238,581.03 | - | 3,324,445.03 |

EDA Financial Summary for:
April 30, 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 |
|--|----------------------------------|------------------------------|---|-----------------------------|---------------------------|--------------------------------|-------------------------|----------------------------------|----------------------------|--------------------------------|-------------------------------|-------------------------------|-----------------------------|-------------------------------|--------------------------------|
| 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 | - | 80.09 | - | - | - | - | - | - | - | 598.43 | - | - | - | - | 678.52 |
| 36217 Interest on Loans | 1,206.00 | 306.25 | - | - | - | - | - | - | - | - | - | - | - | - | 306.25 |
| 36305 Rental Income | - | - | - | - | - | - | - | 40,000.00 | - | - | - | - | - | - | 40,000.00 |
| 36599 Miscellaneous Revenue | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 37810 Lot Sales | - | - | - | - | - | 2,500.00 | - | - | - | - | - | - | - | - | 2,500.00 |
| 38300 Property Rental | - | - | - | 70.80 | - | 229.20 | - | - | - | - | - | - | - | - | 300.00 |
| 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 | 216,541.34 | - | 70.80 | - | 2,729.20 | - | 40,000.00 | - | 598.43 | - | - | - | - | 259,939.77 |
| 1101 Full-Time Employees | 97,371.00 | 33,403.95 | - | - | - | - | - | - | - | - | - | - | - | - | 33,403.95 |
| 1112 Longevity Pay | 500.00 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 1121 PERA | 7,303.00 | 2,505.29 | - | - | - | - | - | - | - | - | - | - | - | - | 2,505.29 |
| 1122 FICA | 7,887.00 | 2,224.24 | - | - | - | - | - | - | - | - | - | - | - | - | 2,224.24 |
| 1131 Health Insurance | 21,900.00 | 7,318.48 | - | - | - | - | - | - | - | - | - | - | - | - | 7,318.48 |
| 1133 Health Insurance - H S A | 3,750.00 | 1,875.00 | - | - | - | - | - | - | - | - | - | - | - | - | 1,875.00 |
| 1135 Life Insurance | 50.00 | 7.53 | - | - | - | - | - | - | - | - | - | - | - | - | 7.53 |
| 1151 Worker's Comp Insurance Premium | 300.00 | 249.83 | - | - | - | - | - | - | - | - | - | - | - | - | 249.83 |
| 2209 Misc Office Supplies | 400.00 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2223 Building Maintenance | - | - | - | - | - | - | - | 3,233.75 | - | - | - | - | - | - | 3,233.75 |
| 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 | 180.00 | - | - | - | - | - | - | - | - | - | - | - | - | 180.00 |
| 3322 Postage | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3331 Travel, Meals, Lodging & Training | 3,000.00 | 630.82 | - | - | - | - | - | - | - | - | - | - | - | - | 630.82 |
| 3349 Miscellaneous Advertising | 20,000.00 | 6,626.26 | - | - | - | - | - | - | - | - | - | - | - | - | 6,626.26 |
| 3351 Publishing & Printing | 3,500.00 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3361 General Liability Insurance | 500.00 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3381 Electric Utilities | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3386 Storm Sewer Utilities | 1,300.00 | 383.48 | - | - | - | - | - | - | - | - | - | - | - | - | 383.48 |
| 3389 Miscellaneous Utilities | 1,300.00 | 312.00 | - | - | - | - | - | - | - | - | - | - | - | - | 312.00 |
| 3421 Depreciation Expense | - | - | - | - | - | - | - | 25,124.80 | - | - | - | - | - | - | 25,124.80 |
| 3447 Community Garden Expense | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3471 Abstracts, Deed Tax, Etc | 5,000.00 | 712.00 | - | - | - | - | - | - | - | - | - | - | - | - | 712.00 |
| 3484 Demolition - Commercial | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3486 Demolition - Residential | 3,000.00 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3491 Dues & Subscriptions | 1,000.00 | 432.50 | - | - | - | - | - | - | - | - | - | - | - | - | 432.50 |
| 3493 Books & Pamphlets | 100.00 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3497 Licenses & Taxes | 1,500.00 | 315.50 | - | 122.00 | 428.00 | - | - | - | - | - | - | - | - | - | 865.50 |
| 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 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 46516 TCI Building | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2223 Building Maintenance | - | - | - | - | - | - | - | 16,387.86 | - | - | - | - | - | - | 16,387.86 |
| Total Expenses | 219,656.00 | 64,176.88 | - | 122.00 | 428.00 | - | - | 44,746.41 | - | 24,302.23 | - | - | - | - | 133,775.52 |
| Revenue over Expense | - | 152,364.46 | - | (51.20) | (428.00) | 2,729.20 | - | (4,746.41) | - | (23,703.80) | - | - | - | - | 126,164.25 |

Staff Report

File #: 2026-63

Agenda Date: 5/11/2026

Agenda #: 1.

Maple Street Redevelopment

The City of Luverne is conveying six properties to the LEDA. The six properties are: 113 McKenzie St.; 117 McKenzie St.; 313 E. Maple St.; 315 E. Maple St.; 319 E. Maple St.; and 321 E. Maple St. The City acquired these properties (5 residential and 1 commercial) over a period of time between 2016-2021. The LEDA is equipped to determine the highest and best use of the parcels and to manage any future development in alignment with community objectives. The LEDA also has the authority to negotiate and manage development agreements, set project conditions, and guide responsible development.

Background

A housing development proposal was discussed at the February 10, 2026 City Council work session. Don Jahnke from Impresa Modular presented a housing development proposal for affordable housing on Maple St. The proposal includes a mix of duplexes, single-family homes, and town homes, and would offer a mix of rental and home ownership. Single family homes will have a foot print of over 800 square feet and cost between \$269,000 to \$289,000. Town homes will provide three-bedroom rental options, addressing a local market gap. The proposed development aims to add \$3.5 million to the local tax base.

Modular Construction Details

- Modular homes will be built to Minnesota code and offer energy efficiency
- Modular homes are built to Minnesota code with federal inspectors in the plant
- Energy efficiency is a focus, with options for radiant heating and mini splits
- Modular homes are constructed in controlled conditions, ensuring quality and efficiency
- Construction time is reduced as homes are built in the factory while site preparation occurs
- Modular homes are not to be confused with mobile homes; they are built to higher standards
- Modular homes can be delivered in 8-10 weeks after ordering
- Crane setup allows for quick assembly, with five houses set in two days

City's comprehensive plan and housing needs

- The proposal fits within the city's comprehensive plan and housing study needs
- The property is in a downtown zoning district and would require a conditional use permit process
- Replacing residential with residential is seen as a natural fit for the area
- The development would provide much-needed entry-level homes and rental options
- See pages 156-165 of Housing Demand Study

https://cms3.revize.com/revize/luvernemn/Documents/Department/Economic%20Development/Studies%20and%20Reports/2023_Luverne_Comprehensive_Housing_Study_FINAL.pdf

Potential Increase in Local Tax Base

The proposed development aims to add \$3.5 million to the local tax base

The city portion of property tax on a, homesteaded, per unit basis using 2026 levy information is as follows:

| EMV | TAXES |
|-------------------------------------|------------------------|
| \$ 250,000.00 | \$ 1,492.06 |
| \$ 300,000.00 | \$ 1,851.95 |
| \$ 350,000.00 | \$ 2,211.84 |
| DRAFT PROPOSAL #1 | |
| # UNITS | 14 |
| EMV | \$ 250,000.00 |
| TOTAL NEW TAX BASE | \$ 3,500,000.00 |
| DRAFT PROPOSAL #2 | |
| # UNITS | 14 |
| ANNUAL TAXES PER UNIT | \$ 1,492.00 |
| TOTAL NEW ANNUAL TAX REVENUE | \$ 20,888.00 |

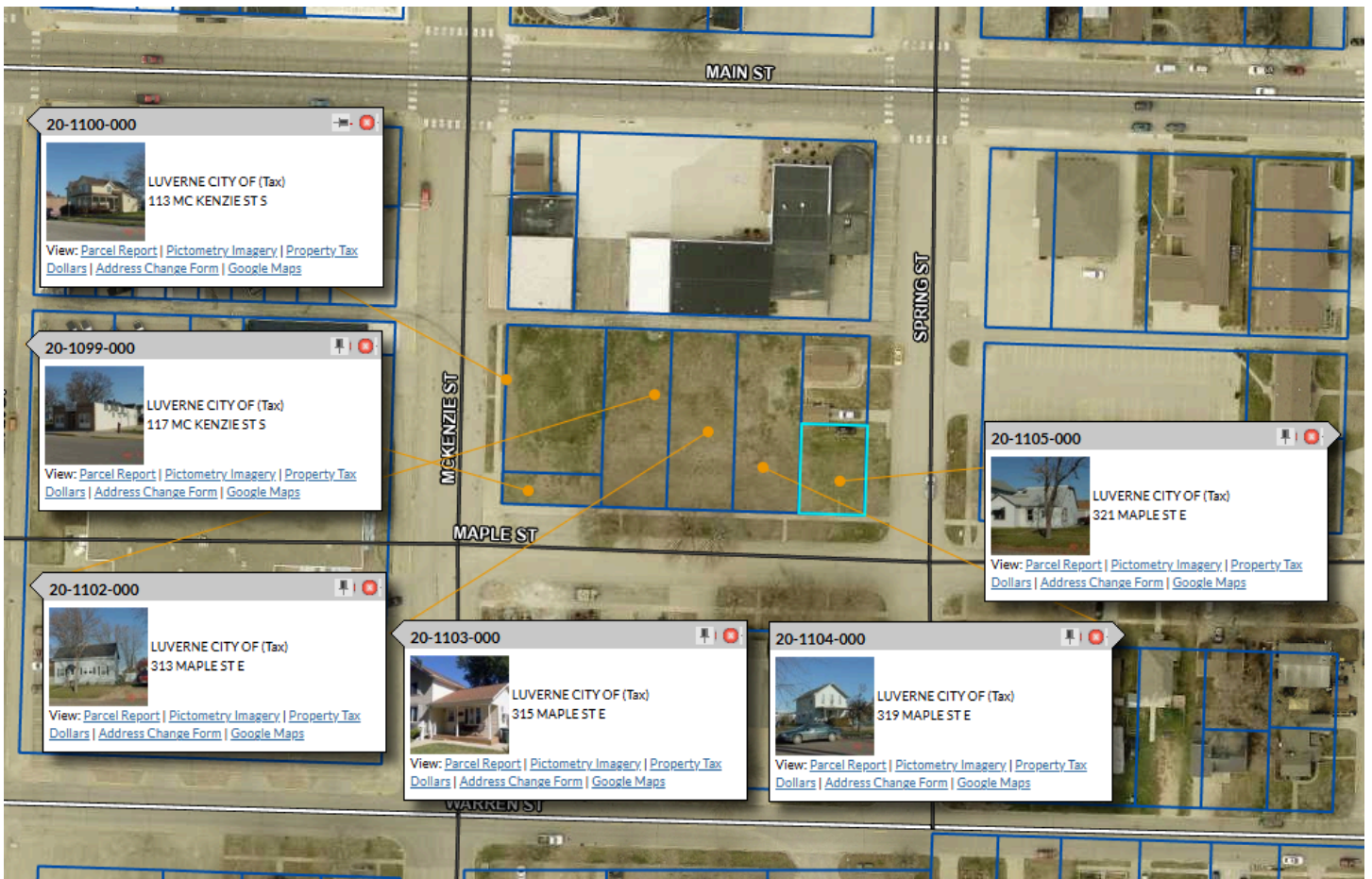
Council Feedback and Next Steps

- The council supports the developer continuing to work with staff on the development proposal
- The proposal is seen as a good fit for the location and community needs
- Utilities and easements will be mapped out to finalize the development plan
- Off-street parking and garage options are being considered for the development
- Developer should work closely with Planning & Zoning to determine appropriate size, density, parking, and green space (PUD)
- Project would need to go through a Conditional Use Permit Process with Planning & Zoning Commission

Other Considerations

On April 20, 2026 the Convention and Visitors Bureau submitted a letter expressing their concerns with the proposed residential development, stating their preference to keep the property as public green space to benefit retail and commercial businesses and generate tourism traffic in the downtown commercial corridor.

Maple Street Redevelopment





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3D VIEW

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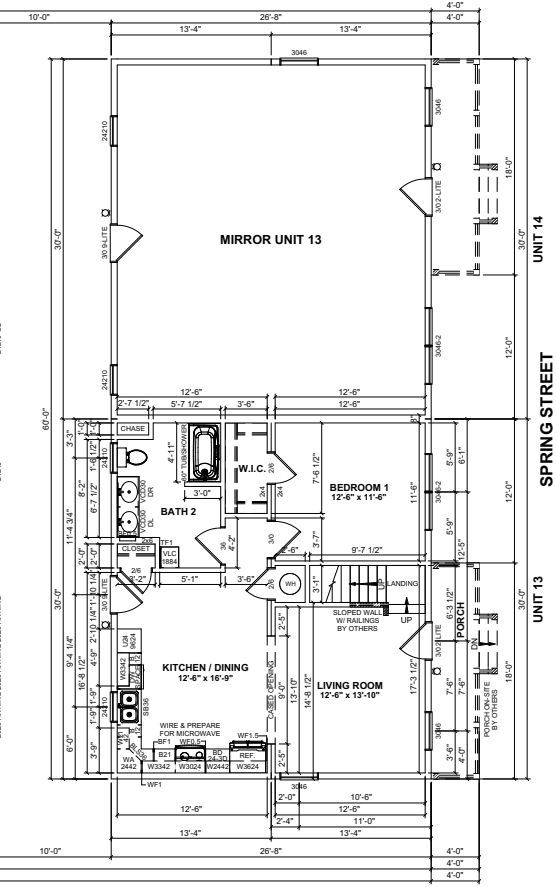
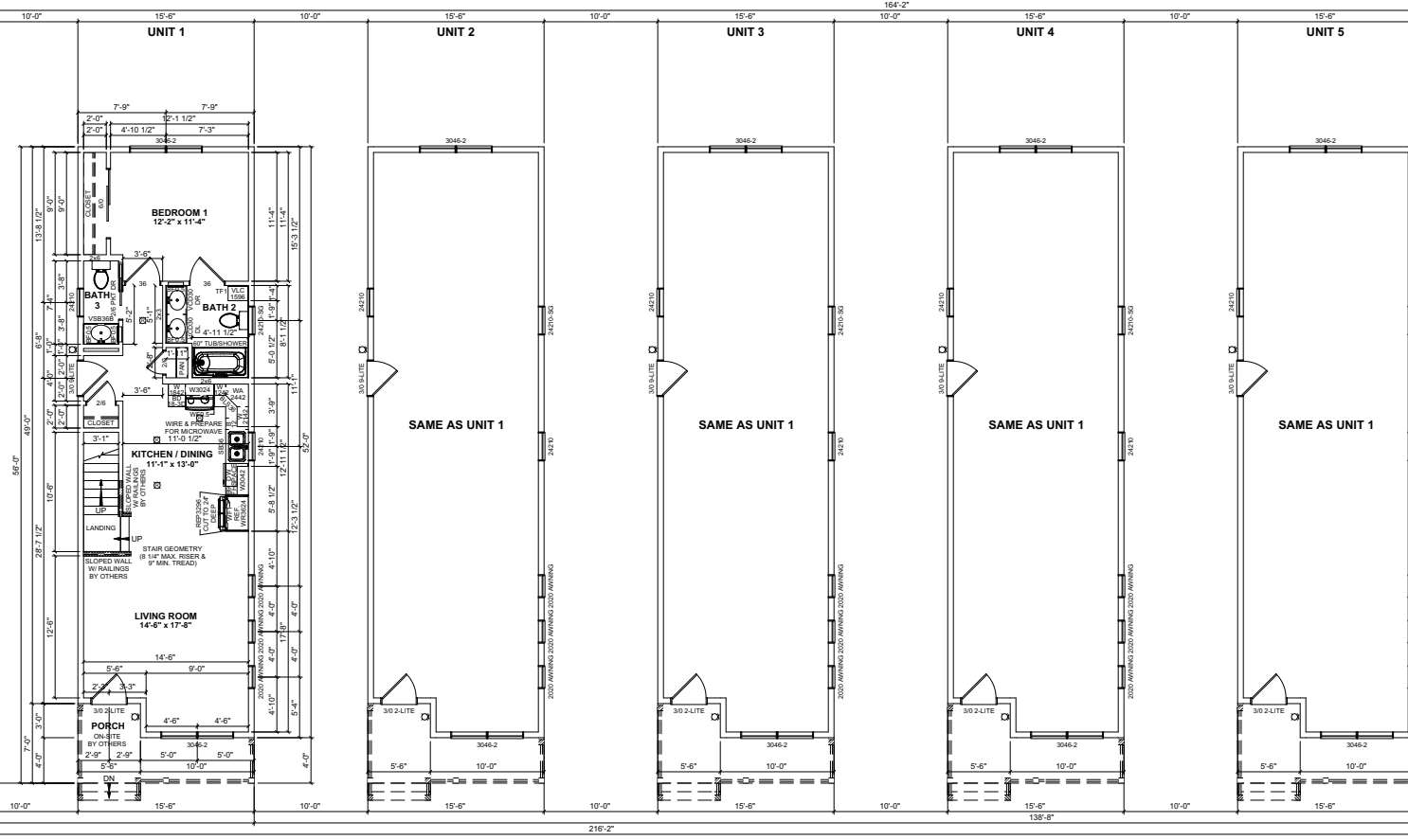
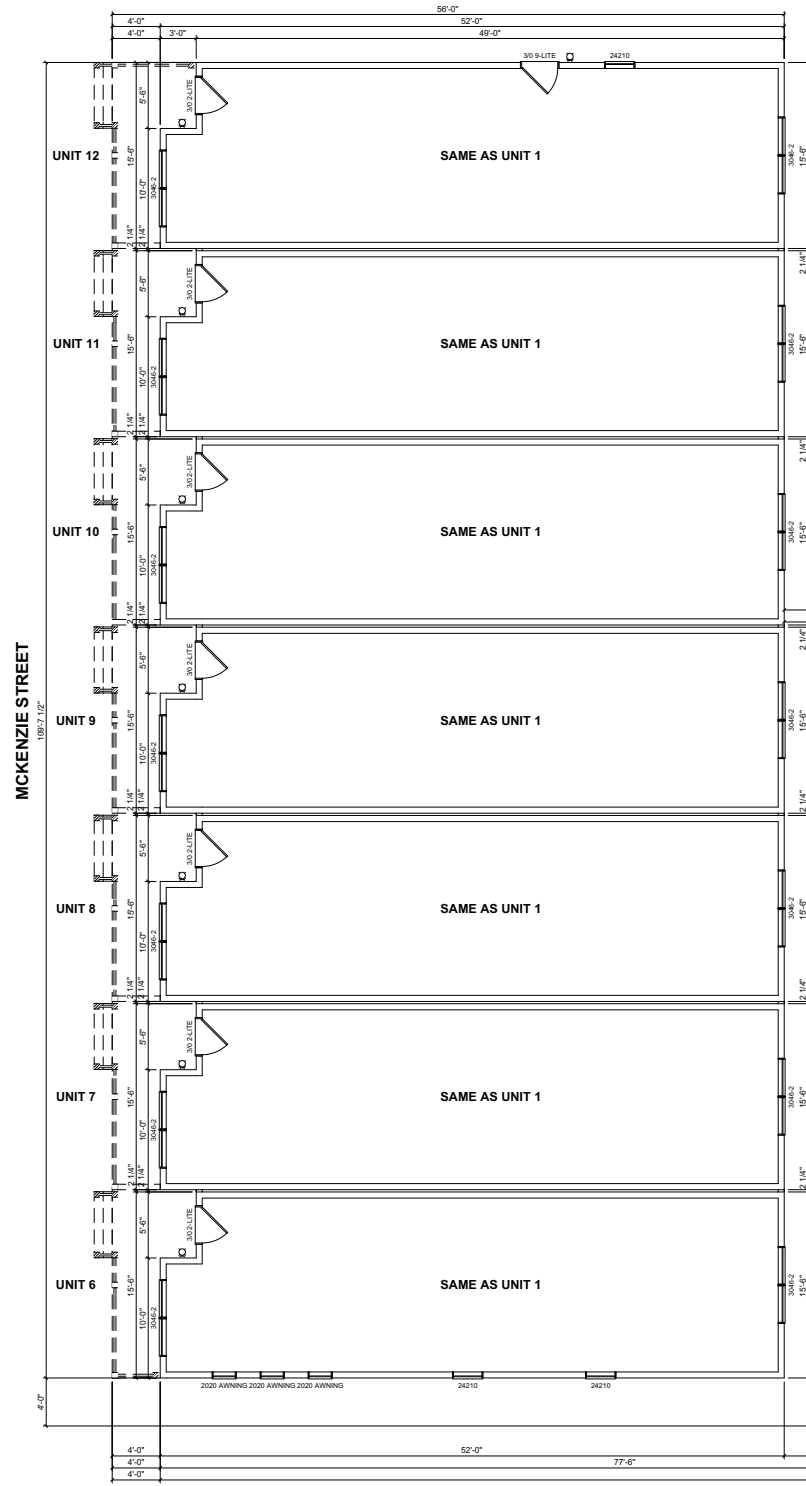
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| UNIT 12 COLORS: 1. SIDING: AUTUMN RED 2. STONES: GRAY | UNIT 11 COLORS: 1. SIDING: GRAY 2. STONES: GRAY | UNIT 10 COLORS: 1. SIDING: LINEN 2. STONES: GRAY | UNIT 9 COLORS: 1. SIDING: GRAY 2. STONES: GRAY | UNIT 8 COLORS: 1. SIDING: GREEN 2. STONES: GRAY | UNIT 7 COLORS: 1. SIDING: GRAY 2. STONES: GRAY | UNIT 6 COLORS: 1. SIDING: BLUE 2. STONES: GRAY |
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| UNIT 12/3/4/5/6/7/8/9/10/11/12: 1ST FLOOR: 789.5 SQ.FT. 2ND FLOOR: 789.5 SQ.FT. TOTAL AREA: 1,579 SQ.FT. PORCH: 79 SQ.FT. | UNIT 13/14: 1ST FLOOR: 800 SQ.FT. 2ND FLOOR: 800 SQ.FT. TOTAL AREA: 1600 SQ.FT. PORCH: 72 SQ.FT. |
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NOTES:
 1. 2x6 EXTERIOR WALLS EXCEPT AS NOTED.
 2. 2x4 INTERIOR WALLS EXCEPT AS NOTED.
 3. 9'-0" CEILING HEIGHT 1ST FLOOR & 8'-0" CEILING HEIGHT 2ND FLOOR.
 4. 3'-1/2" 5012 & 7'10" NON-STORAGE ROOF EXCEPT AS NOTED.
 5. AWNING & DOUBLE HUNG WINDOWS.

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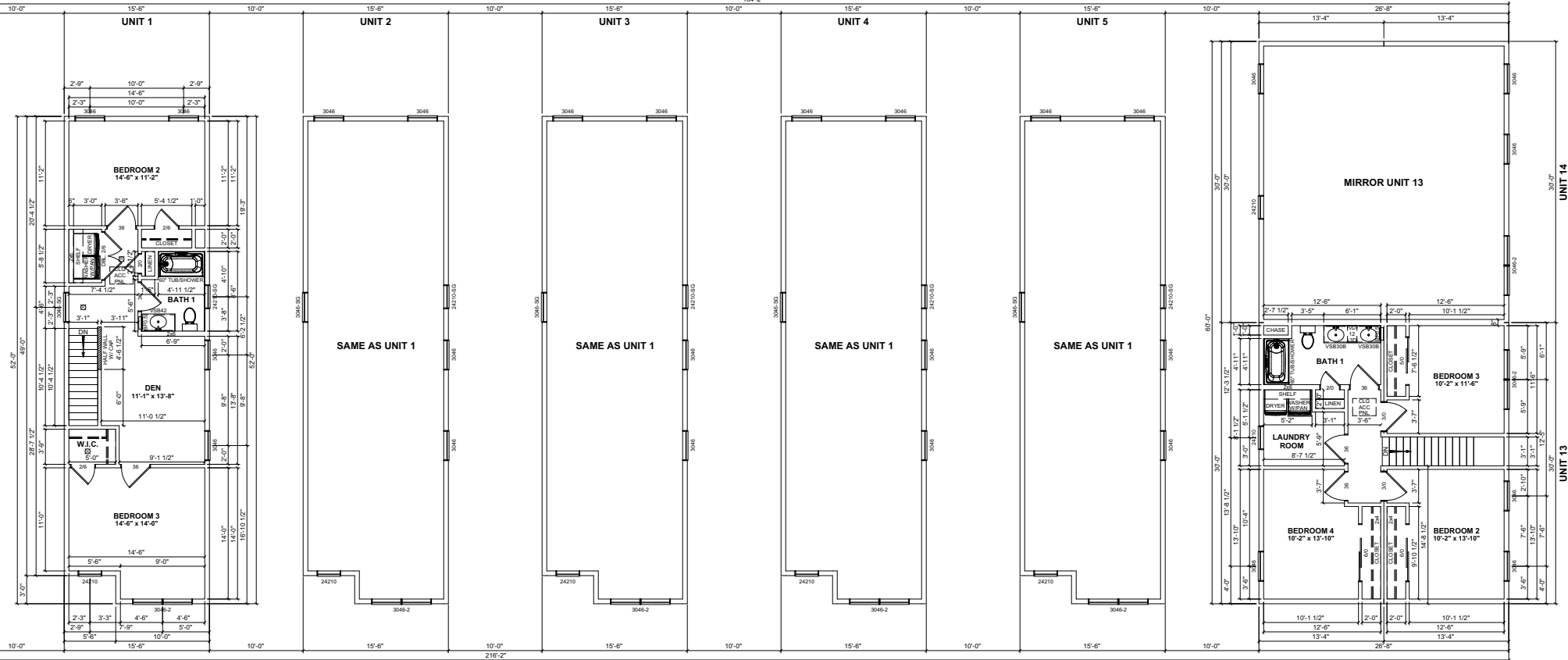
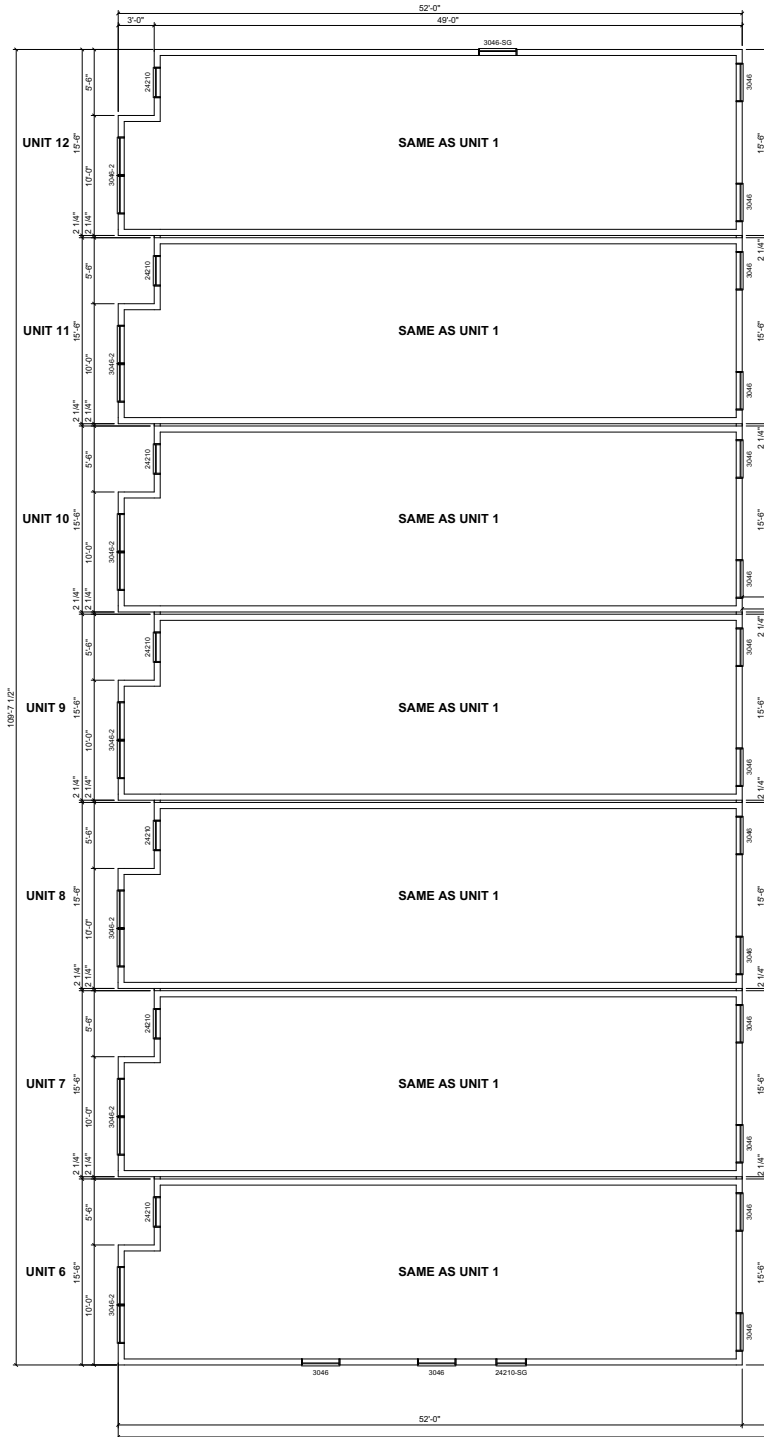
FIRST FLOOR PLAN

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| UNIT 1 COLORS: 1. SIDING: LINEN 2. STONES: GRAY | UNIT 2 COLORS: 1. SIDING: GRAY 2. STONES: GRAY | UNIT 3 COLORS: 1. SIDING: GREEN 2. STONES: GRAY | UNIT 4 COLORS: 1. SIDING: GRAY 2. STONES: GRAY | UNIT 5 COLORS: 1. SIDING: BLUE 2. STONES: GRAY | UNIT 14 COLORS: 1. SIDING: GREEN 2. STONES: GRAY |
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TOTAL BUILDING:
1ST FLOOR: 11,129 SQ.FT.
2ND FLOOR: 11,129 SQ.FT.
TOTAL AREA: 22,258 SQ.FT.
PORCH: 1,094 SQ.FT.

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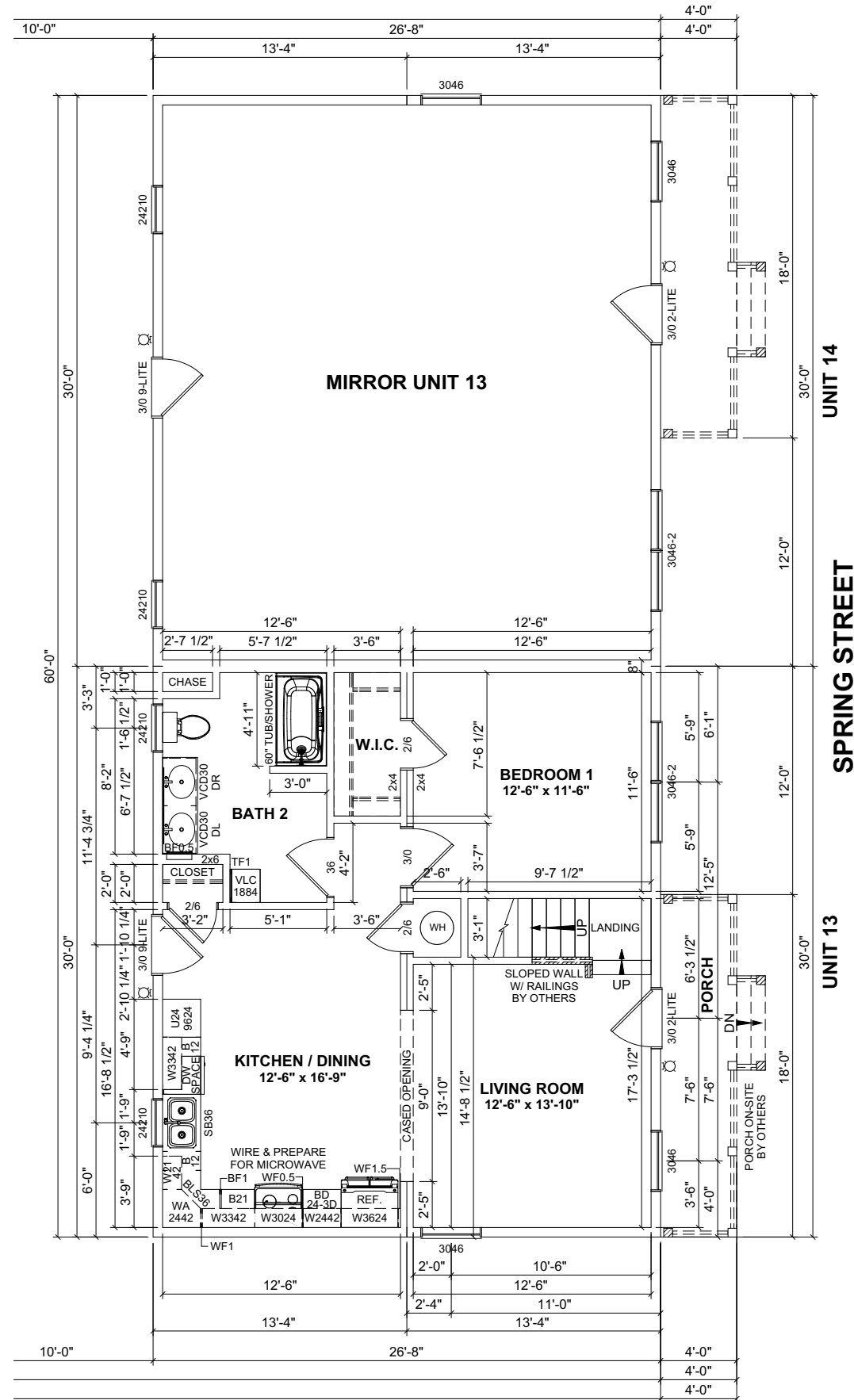
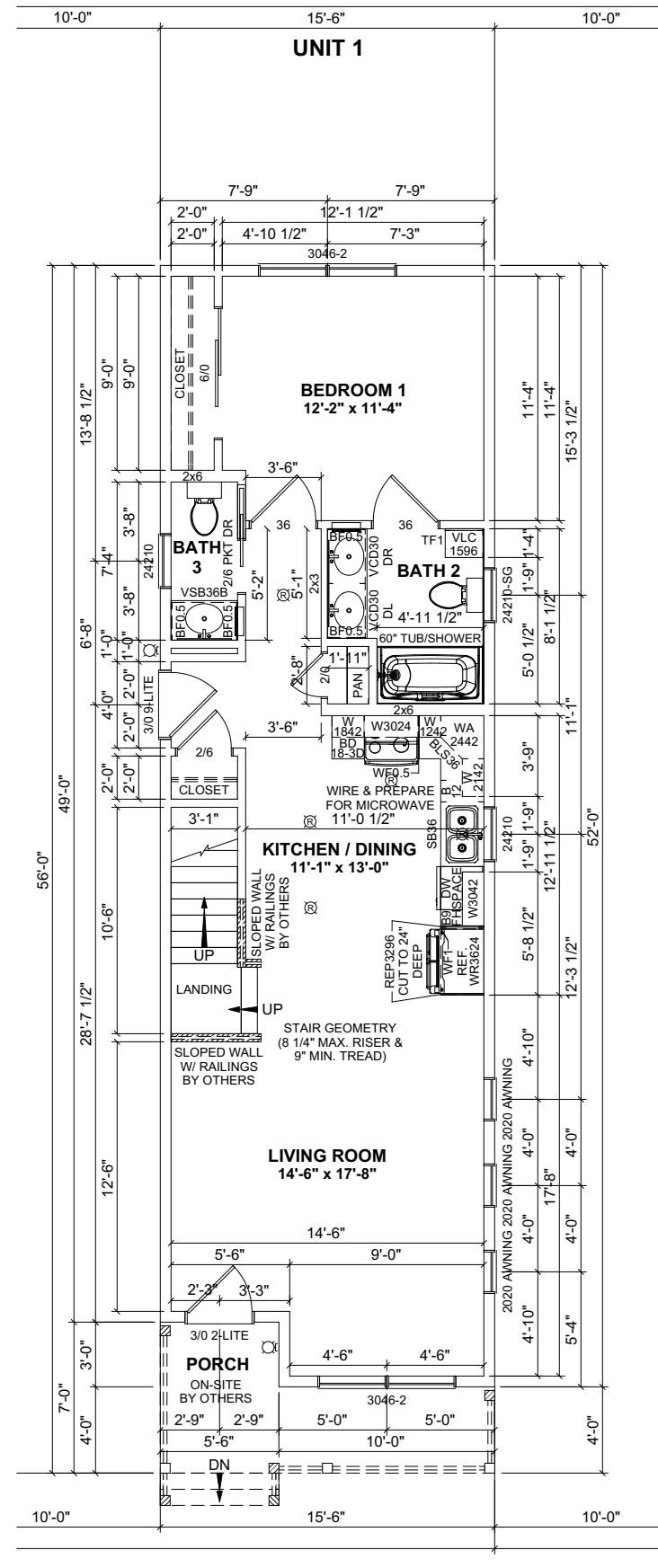
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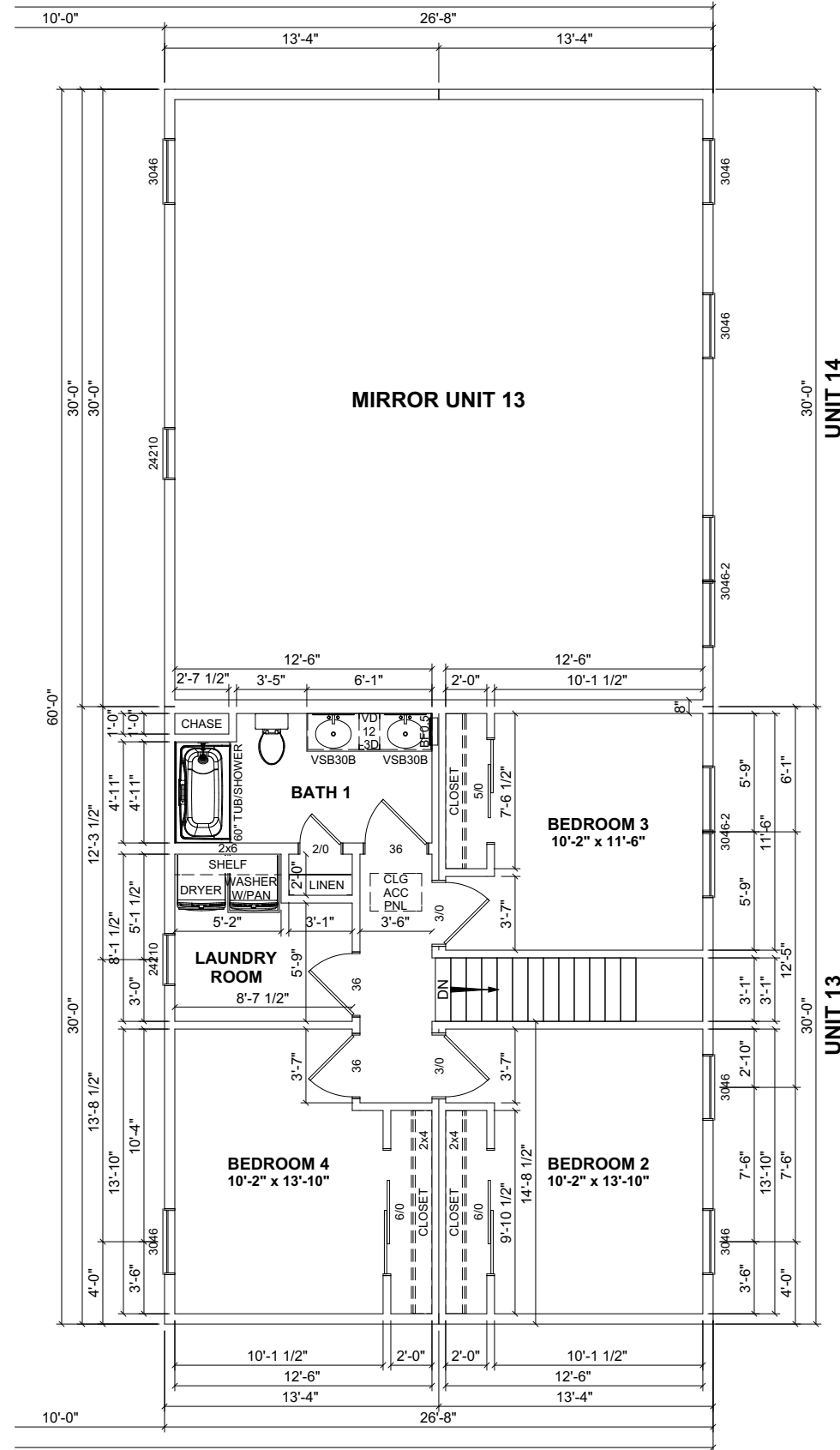
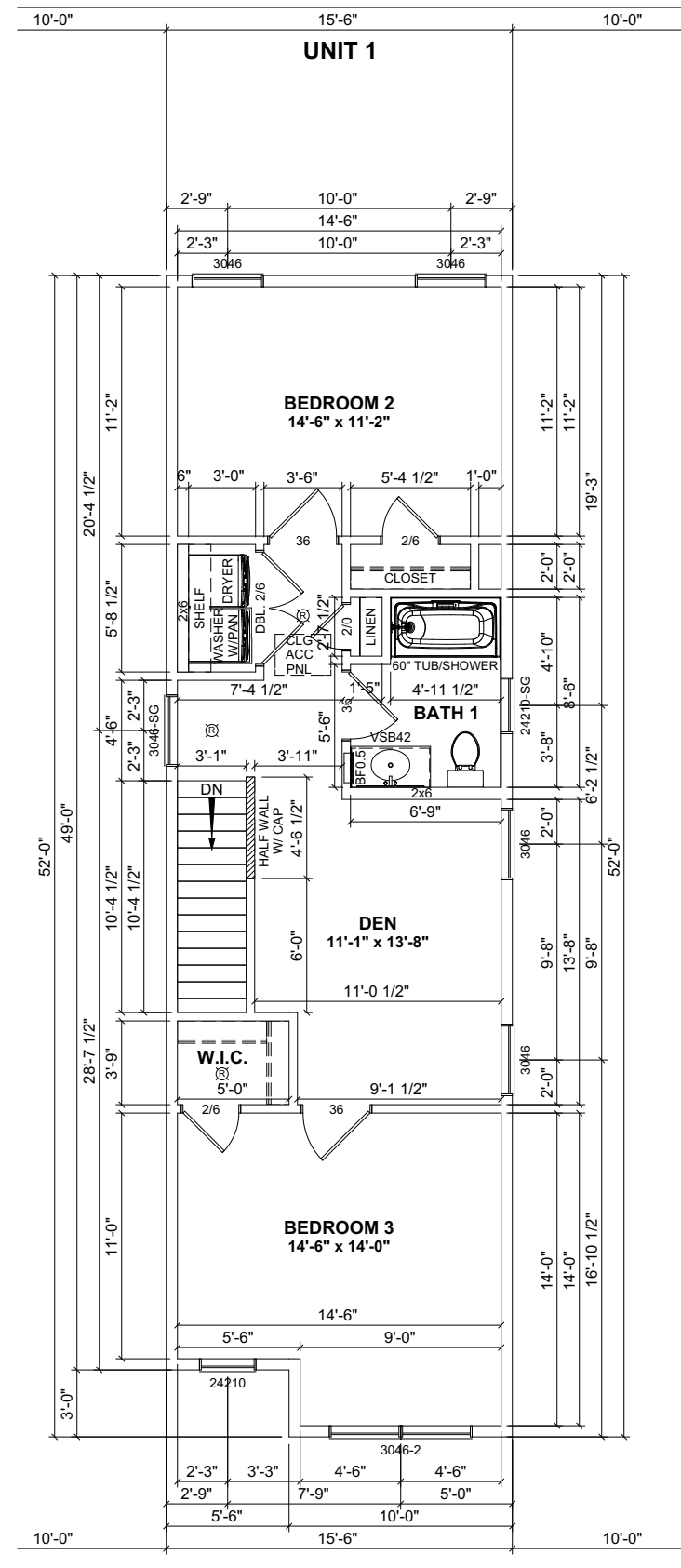
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April 20, 2026

City Administrator Jill Wolf
Mayor Patrick Baustian and Council
PO Box 659
Luverne MN 56156

To Administrator Wolf, Mayor Baustian and Members of the Council:

The CVB applauds and thanks you for your efforts to develop housing opportunities within the City of Luverne. The development of additions like the Lopau addition and other subdivisions are well thought out and provide the opportunity for future growth.

At our meeting on April 9th, we discussed the proposed townhome development within the downtown commercial corridor. After our discussion, we agreed that we need to share some of our concerns and ask that you take a step back before moving forward with a decision. These are our concerns:

- The current Plaza on Main and the acquisition of blighted properties on the south side of that block were part of the recommendations from Roger Brooks on the growth and development of Luverne as a tourism destination. His report, strongly encouraged the community that a downtown green space benefits retail and commercial businesses, generates tourism traffic and strengthens bonds between residents. Building housing in that area is not what the Roger Brooks' study recommended and does not fit the CVB's ideology of promoting tourism to support downtown Luverne.
- We're also very concerned that building housing in this area destroys the opportunity for potential expansion of the History Center. The development of their displays and growth of the nutcracker collection continues increase visitor numbers; which is a key factor in the development of Luverne as a tourism destination.
- Following that report, a Plaza Planning Committee was named and developed a strategic vision and plan with the Southwest Regional Sustainable Partnership. The preliminary final report was presented to the public and it is our understanding that the final report was never officially presented to the Council. We strongly believe that the Council should review the report and take it into consideration before any final decisions are made about the only greenspace within our downtown corridor.
- Family-friendly amenities are one of the greatest strengths of our community. They quite often are the reason why people consider becoming residents of Luverne. Some type of green space or public plaza would only enhance the livability of this community. By moving forward with new permanent housing, the community loses any opportunity to enhance our amenities and strengthen downtown.

In conclusion, we ask you to take time to do a thorough evaluation of what will benefit businesses, residents and visitors in the long run. The work you have done over the past 8-9 years to acquire that site was the result of input from experts, citizens and businesses. Don't make a decision before considering what is going to benefit everyone both now and in the future. We'd be honored to meet with you to discuss our concerns. We hope this letter will help you see the bigger picture.

Sincerely yours,

LUVERNE CONVENTION & VISITORS BUREAU

Mike Davis, Chairman
Diana Hensley, Secretary

Vance Walgrave, Vice-Chairman
And Members of the Committee

CC: Council Members Caroline Thorson, Kevin Aaker, Dan Nath, Mert Kracht and Holly Sammons

Staff Report

File #: 2026-64

Agenda Date: 5/11/2026

Agenda #: 2.

Lopau Second Addition Covenants

The Protective Covenants for Lopau Second Addition reference the establishment and powers of the Approving Authority (Article II, Section 201). It currently allows for each *lot* being entitled to one vote, which poses a potential problem when a twin home is developed on the lot and the homeowners need to share one vote. To clarify the legal interpretation, it is recommended to update the covenants to allow one vote per *dwelling*, and that the initial Approving Authority committee does not dissolve until 100% of the lots are sold by the EDA to keep uniform enforcement throughout the initial development of the addition.

The Design and Quality Standards (Section 123) also states that no dwelling shall be erected which has gross livable floor area of less than 1300 square feet. With increasing construction costs and different trends in the housing market, the EDA may review and consider changing that requirement.

205289

OFFICE OF LAND RECORDS
ROCK COUNTY, MINNESOTA
CERTIFIED, FILED AND/OR
RECORDED ON
11/14/2023 08:04 AM

RACHEL JACOBS
ROCK COUNTY RECORDER

ELECTRONICALLY RECORDED

PROTECTIVE COVENANTS

LOPAU SECOND ADDITION TO THE CITY OF LUVERNE, ROCK COUNTY, MINNESOTA

WHEREAS, The Luverne Economic Development Authority (hereinafter the "Declarant") is the owner of certain real property located in the City of Luverne, County of Rock, State of Minnesota, comprising and consisting of Blocks 1, 2 and 3 of Lopau Second Addition (hereinafter the "Addition") to the City of Luverne, Rock County, Minnesota, for the purpose of maintaining fair and adequate property values, maintaining and continuing the primary use of the Addition as a residential area, and in consideration of the mutual interests of owners of the real estate described herein, desire to subject the Addition to the covenants, restrictions and easements herein set forth, each and all of which are for the benefit of said property and for each owner thereof, and shall inure to the benefit of and pass with said property, and each and every parcel thereof, and shall apply to and bind the successors in interest of any owner thereof,

NOW, THEREFORE, Declarant declares that real property in the Addition is and shall be held, transferred, sold, conveyed and occupied subject to the covenants and restrictions herein set forth.

ARTICLE 1

Covenants to Preserve the Residential Character of the Addition

Single Family Residential Restrictions

Section 101. The following lots shall be used exclusively for private residential purposes: Block 1, Lots 1-5; Block 2, Lots 1-12; and Block 3, Lots 1-7. No dwelling erected or maintained within these lots shall be used or occupied for any

purpose other than for single-family dwelling EXCEPT that Block 1, Lots 1-5 will be allowed to have twin homes located on them if each unit meets all sections of These Covenants. Allowed uses are indicates in the table below:

| LOT | BLOCK | ALLOWED USE |
|------|-------|-------------|
| 1-5 | 1 | SF OR TWIN |
| 1-12 | 2 | SF |
| 1-7 | 3 | SF |

Section 102. No structure shall be erected on the lots referred to in Section 101 except single-family or multi-family dwellings and those accessory structures, as defined in Section 301 "Accessory Structures," which have been approved by the Approving Authority. The primary structure on the property must be for residential use. No structure, other than a single-family dwelling or twin home, may be used for living purposes.

Section 103. No tent, tree house, barn, or other temporary living or camping quarters or other temporary structures shall be placed on any lot at any time without written permission of the Approving Authority.

Section 104. All construction shall be new. No building previously used at another location may be moved onto any lot or building site.

Section 105. No building materials shall be stored on any lot except temporarily during continuous construction of a building or its alteration or improvement.

Section 106. The exterior of all buildings or other structures must be completed within one (1) year after commencement of construction, except where such completion is impossible or would result in great hardship due to strikes, fires, or national emergency. If not so completed, or if construction shall cease for a period of sixty (60) days without permission of the Approving Authority, the unfinished structure or unfinished portion thereof shall be deemed a nuisance and shall be removed forthwith by and at the cost of the owner.

Section 107. Temporary buildings for construction or administration purposes or for sales offices may be erected only by written permission of the Approving Authority. Model homes may be used and exhibited only with the written permission of the Approving Authority.

Section 108. No derrick or other structure designed for use in or used for boring or drilling water, oil or natural gas shall be permitted upon or above the surface of said property. No advertising signs or billboards of any character may be erected, placed, permitted or maintained on any Lot except as expressly permitted by the Approving Authority. A name and address sign will be permitted. No other sign, except for a "for sale" sign advertising the property for sale.

Section 109. No soil may be removed without permission of the Approving Authority, and there shall be no material change in grade levels, slope, pitch or drainage patterns as they now exist without the permission from the Approving Authority. Any such excavation or grading shall be maintained at all times so as to divert surface waters away from buildings, but shall not be done in such a manner so as to unreasonably divert surface water onto the property of an adjoining lot.

Section 110. All sump pumps must be connected to an authorized sump pump discharge line where available.

Density and Quality Standards

Section 121. No owner shall subdivide, re-plat, or otherwise partition any property into a lot smaller than is currently provided by the plat of Lopau Second Addition.

Section 122. All construction must commence within (1) one year upon issuance of a deed.

Section 123. No dwelling shall be erected which, exclusive of basements, porches, patios, decks and other storage areas, has gross livable floor area of less than 1300 square feet with a minimum dimension from front to back of twenty-eight (28) feet and a minimum dimension of thirty-six (36) feet from side to side, or less than 2400 square feet of livable floor area in a permitted twin home.

Section 124. No single-family dwelling shall be more than two (2) stories in height, except with prior written permission of the Approving Authority.

Section 125. No dwelling shall have a roof with less than a 6:12 pitch, except with prior written permission of the Approving Authority.

Section 126. All dwellings shall have at least an attached double garage at least 480 square feet in size with minimum dimension of twenty (20) feet on the entrance side of the garage. Garage door height shall not exceed eight feet unless approved by the Approving Authority.

Section 127. Any accessory building or similar structure shall harmonize in appearance with the dwelling situated on the same lot, as determined by the Approving Authority. There shall be no more than one accessory building or similar structure per lot. The accessory building or similar structure shall be of new construction and of not more than one hundred-twenty square feet in size, shall have no more than eight-foot walls and the sidewalls and roofing shall be of the same or substantially similar color and materials as the primary structure and garage.

Section 128. Each owner shall maintain the exterior of the dwelling, any accessory building, and all other structures, lawn and landscaping, walks and driveways, in good condition and shall cause them to be repaired as the effects of damage or deterioration become apparent. No existing structure on any Lot shall be

altered in any way which materially changes the placement or exterior thereof without the prior approval of the Approving Authority.

Living Environment Standards

Section 131. Each owner shall prevent the development of any unclean, unsightly or unkempt conditions of buildings or grounds on such lot which shall tend to substantially decrease the beauty of the neighborhood as a whole or in the specific area. No building material shall be stored on any lot, except temporarily during continuous construction of a building, unless enclosed out of view in a service yard or within a building. All owners and occupants and their guests shall have a right of quiet enjoyment of the property and shall use the property in such a manner as will not cause a nuisance, nor unduly restrict, interfere with or impede the use of the property by other lot owners and their guests.

Section 132. All maintenance equipment and recreational vehicles shall be stored in an enclosed structure or otherwise adequately screened so as not to be visible from neighboring property or adjoining streets. In addition, there shall be no unenclosed storage on any lot of any motor vehicles, recreational vehicles, marine craft or trailers of any type that are not currently licensed or not in working order. No unenclosed parking or storage of any commercial vehicle shall be permitted on any Lot.

Section 133. No firewood, ashes, trash, rubbish, garbage, grass or shrub clippings, scrap material, or other refuse, or receptacles or containers therefore, shall be stored, accumulated or deposited outside or so as to be visible from any neighboring property or street, except during refuse collections.

Section 134. No offensive or hazardous activities may be carried on, on any lot or in any living unit. No annoying lights, sounds or odors shall be permitted to emanate from any living unit.

Section 135. No exterior speakers, horns, whistles, bells or other sound devices, except security devices, shall be located or used on any structure or within any building site.

Section 136. Within nine (9) months after completion of the principal dwelling, all yards and open spaces shall be landscaped and thereafter maintained in lawn or landscape. No trees shall be planted or structures erected within drainage or utility easements.

Section 137. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats or other household pets may be kept provided that the same shall not be kept, housed, bred or maintained on any said property for commercial purposes.

Section 139. No stripped down, partially wrecked, inoperable or junk motor vehicle or sizable part thereof, shall be permitted to be parked on any street or any

lot in such manner as to be visible at ground level from any neighboring property or street.

Section 140. No vehicles shall be parked in the rear, side or front yard of any lot.

Architectural Control by the Approving Authority

Section 141. No structure shall be commenced, erected, placed, moved onto, or permitted to remain on any lot or altered in any way so as to change materially its exterior appearance, except in accordance with plans, specifications and other information submitted to the Approving Authority and approved by the Approving Authority in writing not more than two (2) years before start of the construction, alteration or installation. Matters which require the approval of the Approving Authority include but are not limited to: exterior appearance, material, height, location of each structure, driveway, sidewalk(s), fence(s) and grading of site. In granting or withholding approval, the Approving Authority shall consider, among other things: the quality and adequacy of the materials and workmanship for their intended use, the harmonization of the external appearance with the surroundings, the proper relation of the structure to the environment and to the surrounding uses, and the degree, if any, to which the proposed structure will cause intrusions of sound, light or other effect on neighboring sites beyond those reasonably to be expected in an urban residential area from considerate neighbors.

Section 142. All plans, samples and other materials shall be submitted to the Approving Authority. The minimum scale of such plans shall be 1/8th inch equals 1 foot. The plot plan in 1/20th minimum scale shall show the location of all buildings, driveways, sidewalks, fences and other structures. Proposed new contours throughout the lot and abutting the street elevations on all sides shall be shown. Structural plans shall show all exterior elevations and projected finish grades, and shall indicate and locate on each elevation the materials to be used for construction of the improvement. In addition, the Approving Authority may request descriptive information on materials such as brick, stone, siding and roofing.

Section 143. A written statement of the approval or disapproval or other action of the Approving Authority shall establish the action of the Approving Authority, and shall protect any person relying on the statement. Construction or alteration may not start until the builder and/or owner has received a certified Building Permit from the City of Luverne Building Official and a statement of approval from the Approving Authority, a copy of which shall be signed by the builder and/or owner and returned to the Approving Authority to be retained along with a complete set of plans. If the Approving Authority does not execute and acknowledge such a statement within forty- five (45) days after delivery of all required materials to the members of the Approving Authority, the materials so delivered shall stand approved for the purpose of these covenants. Any substantial change made following approval must be resubmitted to the Approving Authority for re-approval. The Approving Authority may charge reasonable fees to cover expenses incurred in review of plans, samples and materials submitted pursuant to these covenants,

exclusive of reimbursement to the members of the Approving Authority for their services.

ARTICLE II

Approving Authority

Section 201. The Luverne Economic Development Authority is hereby designated the Approving Authority with power to delegate or assign its authority to another entity by written instrument signed, acknowledged and filed for record with the Rock County Recorder 's Office. For purposes of These Covenants, the Approving Authority shall consist of a committee of three individuals. The initial committee shall be composed of the Building& Zoning Official for the City of Luverne, the Economic Development Director for the Luverne Economic Development Authority, and the President of the Luverne Economic Development Authority. At such time as at least 75% of the lots affected shall be sold to persons other than the Luverne Economic Development Authority, the original committee shall dissolve. Thereafter, the committee shall be elected by a majority vote of the property owners, with each lot being entitled to one vote. The committee shall be elected, by written ballot, within thirty (30) days of the sale of more than 75% of the lots by the LEDA. Each individual shall be elected for a three-, two- and one-year term respectively. Thereafter, a committee person shall be elected each January.

The Approving Authority may establish procedures governing requests that are submitted to it under these Restrictive Covenants. The criteria for the approval of any such requests shall include, at a minimum, (a) consideration of compatibility of design in relation to existing improvements and topography, (b) comparable or better quality of materials as used in existing improvements, and (c) compliance with governmental laws, rules, codes and regulations.

Definitions

Section 301. The following words and expressions as used in these covenants shall have the meanings indicated below unless the context clearly requires another meaning.

Accessory Structures: Utility or Garden sheds with a maximum size of 120 square feet.

Building Site: A lot as established by the recorded plat or combination of two or more lots or portions thereof as approved by Approving Authority.

These Covenants: The protective covenants and the provisions contained herein.

Lot: Each area designated as a lot in the recorded plat of the Addition.

Owner: Person having fee simple title to a lot. If more than one person has such title, all such persons are referred to collectively as "Owner" and shall exercise their rights as an owner through such one of them as they may designate from time to time.

Recreational Vehicle: Is defined for the purpose of this covenant as a boat, personal watercraft, other watercraft, trailer, motor home, snowmobile, motorcycle, camper or any other form of craft or vehicle used primarily for recreational purposes.

Structure: Any thing or device other than trees and landscaping the placement of which upon any building site might affect its architectural appearance, including by way of illustration and not limitation, any dwelling, building, garage, porch, shed, greenhouse, driveway, walk, patio, parking pad, storage bin or area, swimming pool, fence, wall, or outdoor lighting.

Captions

Section 302. Captions, titles and headings in these covenants are for convenience only and do not expand or limit the meaning of the Section and shall not be taken into account in construing the Section.

Approving Authority Resolves Questions of Construction

Section 303. If any doubt or question shall arise concerning the true intent or meaning of any of These Covenants, the Approving Authority shall determine the proper construction of the provision in question and shall set forth in a written instrument duly acknowledged by the Approving Authority and filed for record with the Rock County Recorder, the meaning, effect and application of the provision.

Covenants Run with the Land

Section 304. These Covenants shall be deemed to be mutual covenants running with the land and shall be deemed to be binding upon parties hereto and upon their respective heirs, successors, personal representatives, and assigns. All deeds executed hereinafter shall contain a provision indicating it is subject to the terms of These Covenants.

Covenants are Cumulative.

Section 305. Each of These Covenants is cumulative and independent and is to be construed without reference to any other provisions dealing with the same subject matter or imposing similar or dissimilar restrictions. A provision shall be fully enforceable although it may prohibit an act or omission sanctioned or permitted by another provision.

These Covenants shall not be Waived

Section 306. Except as These Covenants may be amended or terminated in the manner hereinafter set forth, they may not be waived, modified or terminated, and failure to enforce shall not constitute a waiver or impair the effectiveness or enforceability of These Covenants. Every person bound by These Covenants is deemed to recognize and agree that it is not the intent of These Covenants to require constant, harsh or literal enforcement of them as a requisite of their continuing validity and that leniency or neglect in their enforcement shall not in any way invalidate These Covenants or any part of them, nor operate as an impediment to their subsequent enforcement, and each such person agrees not to plead as a defense in any civil action to enforce These Covenants that they have been waived or impaired or otherwise invalidated by a previous failure or neglect to enforce them.

Right to Enforce the Covenants

Section 307. These Covenants are for the benefit of the Owners, jointly and severally, and of the Approving Authority and may be enforced by action for damages, suit for injunction, mandatory and prohibitive, and other relief, and by any other appropriate legal remedy, instituted by one or more Owners, or the Approving Authority, or any combination of them. All costs, including reasonable attorney's fees, incurred by the Approving Authority in connection with any successful enforcement proceeding initiated by the Approving Authority (alone or in combination with Owners or the Declarant) shall be paid by the party determined to have violated These Covenants.

Duration of Restrictions

Section 308. Unless sooner terminated and provided in Section 309, restrictions and other provisions set forth in These Covenants shall remain in force until January 1, 2030, after which time These Covenants shall be automatically extended for successive periods of ten years unless an instrument stating that an extension is not desired, signed the owners of at least two-thirds (2/3) of the lots in the Addition.

Amendment, Termination and Extension

Section 309. From time to time any one Section of These Covenants may be amended, changed, or altered by an instrument signed and acknowledged by owners of at least two-thirds (2/3) of the lots in the Addition and filed for record with the Rock County Recorder.

Severability

Section 310. If any of These Covenants shall be held invalid or become unenforceable the other covenants shall in no wise be affected or impaired but shall remain in full force and effect.

Action in Writing

Section 311. Notices, approval, consents, applications and other action provided for or contemplated by These Covenants shall be in writing and shall be signed on behalf of the party who originates the notice, approval, consent, application or other action.

Notices

Section 312. Any writing described in Section 311, including but not limited to any communication from the Approving Authority to an Owner, shall be sufficiently served if delivered by mail or otherwise: a) to the dwelling situated on the lot owned by that Owner; or b) if there is no dwelling, then to the address furnished by the Owner to the Approving Authority, and if the Owner has not furnished an address, then to the address listed on the property tax rolls at the Office of the Rock County Auditor-Treasurer.

Applicable Law

Section 313. This agreement shall be interpreted under and in accordance with the laws of the State of Minnesota.

IN WITNESS WHEREOF, The Luverne Economic Development Authority has executed this Declaration this 13th day of November, 2023.

Luverne Economic Development Authority

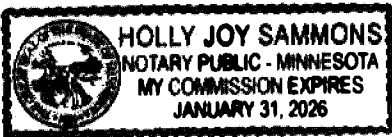
BY: [Signature]
Its President

BY: [Signature]
Its Secretary

STATE OF MINNESOTA)
)
COUNTY OF ROCK)

The foregoing instrument was acknowledged before me this 13th day of November, 2023 by Patrick T. Baustian and Jill Wolf, the President and Secretary of the Luverne Economic Development Authority.

[Signature]
NOTARY PUBLIC



This INSTRUMENT WAS DRAFTED BY:
City of Luverne
305 E. Luverne St. PO Box 659
Luverne, MN 56156

Staff Report

File #: 2026-53

Agenda Date: 5/11/2026

Agenda #: 1.

Motion to Approve Residential Demolition Grant Request - Leon Pick Trust - 109 W. Lincoln St.

Dan Pick and Julie Becker, Trustees of Leon Pick Trust, have submitted an application for the Residential Demolition Grant Program for property at 109 W. Lincoln St.. Pick and Becker would like to demo the accessory structure on the southwest portion of the property to eliminate blight. Pick and Becker report that the structure is substandard, dilapidated, and beyond repair. Pick and Becker have submitted proper paperwork and meet all the requirements for a Residential Demolition grant for \$1500.

109 W. Lincoln

