

Announcement of Meeting
Economic Development Authority
Regular Meeting Agenda

Monday, August 17, 2026

8:00 AM

Council Chambers

A. CALL TO ORDER - ROLL CALL

B. APPROVAL OF MINUTES OF PRECEDING MEETING

1. [2026-128](#) Approval of LEDA Regular Meeting Minutes - 07 13 2023

C. BILLS AND COMMUNICATIONS

1. [2026-129](#) Approval of Regular Department Payment Report - 07 2026
2. [2026-130](#) Approval of Financial Report - 07 2026

D. DIRECTOR'S REPORTS & DISCUSSION

1. [2026-156](#) Updates

E. BUSINESS

1. [2026-131](#) Motion to Approve Facade Improvement Application for Terry Gray & Monty Hagedorn for Project at 218 E. Main Street

F. ADJOURNMENT

Staff Report

File #: 2026-128

Agenda Date: 8/17/2026

Agenda #: 1.

Approval of LEDA Regular Meeting Minutes - 07 13 2023

Announcement of Meeting
Economic Development Authority
Regular Meeting Minutes

Monday, July 13, 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, and Don Jahnke.

B. APPROVAL OF MINUTES OF PRECEDING MEETING

1. Approval of LEDA Regular Meeting Minutes - 05 11 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 - 05 & 06 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 - 05 & 06 2026

A motion was made by Zewiske, seconded by Buss, 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. BDPI Grant Application- Mayes Drive and Utility Extension

The City of Luverne recently submitted an application to the Minnesota Department of Employment and Economic Development (DEED) for funding through the Business Development Public Infrastructure (BDPI) Grant Program. The application requests funding to construct the public infrastructure necessary to support the proposed development of Luv Modular, LLC, a new modular housing manufacturing facility in the Luverne Industrial Park.

The proposed project includes extending Mayes Drive approximately 1,550 feet south and west from its current termination point near West Koehn Avenue. The roadway will be constructed as a 36-foot-wide industrial street with 8-inch Portland Cement Concrete (PCC) pavement designed to accommodate heavy industrial traffic and provide long-term durability. The project also includes approximately 800 feet of 10-inch sanitary sewer, 850 feet of 12-inch water main, storm sewer infrastructure, and subdrain systems necessary to provide access and utility service to the development site while supporting future industrial growth within the industrial park.

The total estimated cost of the public infrastructure improvements is \$1,766,640. The City is requesting \$830,820 in BDPI funding and has committed \$935,820 in local matching funds. This local investment demonstrates the City's commitment to supporting business growth and expanding economic opportunities within the community.

Luv Modular has committed to constructing a 117,600-square-foot modular housing manufacturing facility on approximately 17 acres, along with a 4,000-square-foot maintenance and storage building on an adjacent 1.5-acre parcel. The company manufactures high-performance, net-zero-ready modular housing designed for the multifamily housing market. The project represents approximately \$39.6 million in private capital investment and is expected to create up to 75 new jobs. Construction is anticipated to begin during the fourth quarter of 2026, with completion expected by the fourth quarter of 2027.

The Estimated Market Value of the proposed building on the large parcel is \$17,071,700 with annual estimated property taxes of \$447,905. The Estimated Market Value of the second building on the smaller parcel is \$222,200 with annual estimated property taxes of \$4288.

The requested public infrastructure is essential for this project to move forward. The development site currently lacks the roadway and utility infrastructure necessary to support industrial development. Without these public improvements, the proposed manufacturing facility cannot be constructed. In addition to serving Luv Modular, the infrastructure has been designed to support future industrial development throughout the remaining acreage of the industrial park, making additional sites development-ready and increasing the City's ability to attract future employers.

Additional preliminary site work is expected to happen this fall in order to provide temporary access to the site prior to Luv Modular's construction project. The scope of work includes constructing a 12" aggregate subbase and establishing a temporary rock construction entrance, installing a detention outlet control structure and storm intakes, and extending sanitary sewer and water to the property line to meet the short-term construction needs.

This project aligns well with the objectives of the BDPI program by providing publicly owned infrastructure that directly supports a qualified manufacturing project. If awarded, the grant will leverage nearly \$40 million in private investment while expanding the City's industrial tax base, creating new employment opportunities, and positioning the Luverne Industrial Park for continued long-term growth. The application has now been submitted and is under review by DEED. If awarded, the project would be bid and awarded in early 2027.

E. BUSINESS

1. Maple Street Redevelopment Proposal

Impresa Holdings Group, LLC continues to evaluate the redevelopment of six LEDA-owned properties located along Maple Street, including 113 McKenzie Street, 117 McKenzie Street, 313 E. Maple Street, 315 E. Maple Street, 319 E. Maple Street, and 321 E. Maple Street.

Following presentation of the initial development concept during the February 10, 2026, City Council Work Session, it was determined that the project will require a Conditional Use Permit (CUP) to evaluate appropriate setback requirements, parking arrangements, and other site design considerations due to the property's location within the Downtown Zoning District. A revised site plan with parking has been prepared and is included in your packet for review.

The updated concept proposes a mixed housing development consisting of seven-unit town homes (west side), four single-family homes (south-facing), and one duplex (east end), creating a total of 13 new residential units. The development is designed to provide a mix of rental and homeownership opportunities that align with the housing needs identified in the City's Housing Demand Study. The single-family three-bedroom homes are anticipated to offer entry-level homeownership opportunities with footprints around 800 square feet and estimated sale prices ranging from approximately \$269,000 to \$289,000. The proposed 3BR town homes and 4BR duplexes will be of a similar size and are envisioned as rental units, helping address a shortage of family-sized rental housing in the community.

The proposed parking plan includes at least 2 parking spaces for each unit. The single family homes and duplexes allow for 2 spaces in each driveway, and two parking lots on the north and south end would accommodate the 7-unit town homes.

The modular homes will incorporate energy-efficient construction techniques and may include features such as radiant floor heating and mini-split HVAC systems. Upon completion, the development is projected to generate more than \$3 million in new taxable market value while transforming a largely underutilized half-block into a productive residential neighborhood.

Impresa Holdings Group is prepared to move forward with the Conditional Use Permit application and has requested that the Luverne Economic Development Authority serve as a joint applicant, as the Authority currently owns the subject properties. Completion of the CUP process will provide the developer with the zoning certainty necessary to finalize project design, financing, and a formal redevelopment proposal for future consideration by the LEDA.

A motion was made by Aaker, seconded by Zewiske, to support Impresa Holding's CUP application as joint applicant. The motion carried by the following vote:

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

2. Lopau Second Addition Covenants Amendment

The Luverne Economic Development Authority is considering a First Amendment to the Protective Covenants for Lopau Second Addition to address several issues that have been identified as development has progressed and to better accommodate current housing market conditions. The proposed amendments are intended to provide greater clarity for future property owners while maintaining consistent development standards throughout the subdivision.

One proposed amendment addresses the governance of twinhome developments. The existing Protective Covenants establish an Approving Authority and provide one vote per lot for future property owners. This creates challenges when a lot is replatted into a twinhome development, as multiple owners would be required to share a single vote. In addition, twinhome developments typically establish their own Common Interest Community (CIC) or Homeowners Association (HOA) to govern shared ownership responsibilities, maintenance obligations, and common elements. Based on these considerations, legal counsel has recommended that once a twinhome development is replatted and the plat is recorded, the Protective Covenants will no longer apply to those replatted lots, allowing them to instead be governed by their own recorded CIC or HOA documents.

The amendment also revises the structure of the Approving Authority. Under the current covenants, the original committee dissolves as lots are sold and transitions to a property owner committee. The proposed amendment instead keeps the initial Approving Authority in place until all lots within the subdivision have been sold by the Luverne Economic Development Authority. This change is intended to provide consistent interpretation and enforcement of the development standards throughout the build-out of the subdivision and avoid

inconsistencies that could arise if architectural decisions were made by different committees during the development process. Once all lots have been sold and the subdivision is substantially developed, the property owners will have the opportunity to elect their own committee to administer the covenants moving forward.

The final amendment updates the minimum home size requirements contained in the Design and Quality Standards. The current Protective Covenants require all homes to contain a minimum of 1,300 square feet of finished living area. In response to increasing construction costs, changing housing preferences, and the need for more attainable entry-level housing, the proposed amendment reduces the minimum required finished living area to 1,100 square feet, including individual twinhome units. This modification is intended to provide additional housing flexibility while continuing to ensure quality residential development within Lopau Second Addition.

Staff believes these amendments modernize the Protective Covenants, provide greater flexibility for future housing opportunities, and ensure the subdivision can continue to develop in a consistent and attractive manner while meeting current market demands.

A motion was made by DeBates, seconded by Buss, 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 DeBates, seconded by Aaker, that this meeting 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 #: 2026-129

Agenda Date: 8/17/2026

Agenda #: 1.

Approval of Regular Department Payment Report - 07 2026

EDA Report

By Fund

City of Luverne, MN

Payment Dates 7/6/2026 - 8/5/2026

Vendor Name	Payment Date	Post Date	Description (Item)	Account Number	Amount
Fund: 650 - EDA GENERAL OPERATIONS					
Kr8tiv Marketing & Design	07/06/2026	01/23/2026	Logo/Signage Program	650-46515-3349	1,350.00
Luverne Ace Hardware	07/08/2026	05/27/2026	250th Celebration	650-46515-3349	5.37
Luverne Ace Hardware	07/08/2026	05/27/2026	250th Celebration	650-46515-3349	3.29
Luverne Ace Hardware	07/08/2026	05/27/2026	250th Celebration	650-46515-3349	22.48
Elan Financial Services	07/28/2026	06/03/2026	Record Deed - City to LEDA M...	650-46515-3471	58.86
Luverne Ace Hardware	07/08/2026	06/05/2026	Anchor/Fender Washer	650-46515-3349	20.78
Elan Financial Services	07/28/2026	06/05/2026	EDAM Summer Conference	650-46515-3331	513.36
Madison National Life Ins Co	07/22/2026	06/05/2026	Long-Term Disability Insurance	650-21231	16.35
Madison National Life Ins Co	07/22/2026	06/05/2026	MN Paid Leave Premiums	650-21226	29.66
Verizon	07/15/2026	06/10/2026	Holly Sammons	650-46515-3321	1,065.78
Luverne Ace Hardware	07/08/2026	06/12/2026	250th Celebration	650-46515-3349	4.99
Luverne Area Chamber	07/06/2026	06/16/2026	1/2 Pg Etc Mag June-July Ed	650-46515-3349	450.00
SouthWest Excavating LLC	07/06/2026	06/17/2026	Demo Grant for 109 W Mead ...	650-46515-3486	3,000.00
Madison National Life Ins Co	07/22/2026	06/18/2026	Long-Term Disability Insurance	650-21231	16.35
Madison National Life Ins Co	07/22/2026	06/18/2026	Employee Life Insurance	650-21227	2.57
Madison National Life Ins Co	07/22/2026	06/18/2026	MN Paid Leave Premiums	650-21226	29.66
Delta Dental of Minnesota	07/31/2026	07/03/2026	Pediatric Dental Insurance	650-21226	21.46
HealthPartners Inc	07/31/2026	07/03/2026	Employee Health Insurance	650-21226	285.66
Kr8tiv Marketing & Design	07/15/2026	07/08/2026	Facade & Logo Development	650-46515-3312	2,800.00
Luverne City of	07/29/2026	07/09/2026	Interdepartmental Bills - June...	650-46515-3386	27.09
Luverne City of	07/29/2026	07/09/2026	Interdepartmental Bills - June...	650-46515-3386	64.57
Luverne City of	07/29/2026	07/09/2026	Interdepartmental Bills - June...	650-46515-3389	30.75
Luverne City of	07/29/2026	07/09/2026	Interdepartmental Bills - June...	650-46515-3389	40.50
Verizon	07/22/2026	07/10/2026	Holly Sammons	650-46515-3321	50.49
Delta Dental of Minnesota	07/31/2026	07/17/2026	Pediatric Dental Insurance	650-21226	21.46
Delta Dental of Minnesota	07/17/2026	07/17/2026	Pediatric Dental Insurance	650-21226	128.83
HealthPartners Inc	07/31/2026	07/17/2026	Employee Health Insurance	650-21226	285.66
HealthPartners Inc	07/31/2026	07/17/2026	Employee Health Insurance	650-21226	1,713.97
HealthEquity	07/17/2026	07/17/2026	Employee HSA Contribution	650-21250	300.00
MissionSquare Retirement - 4...	07/17/2026	07/17/2026	Deferred Comp Contributions	650-21225	92.00
Public Employees Retirement	07/17/2026	07/17/2026	PERA Contributions	650-21224	532.22
MissionSquare Retirement - 4...	07/17/2026	07/17/2026	ROTH Contributions	650-21225	263.00
Blue Cross Blue Shield of Min...	07/17/2026	07/17/2026	Vision Insurance	650-21220	16.91
EFTPS-Federal	07/17/2026	07/17/2026	FICA WITHHOLDING	650-21223	394.02
EFTPS-State	07/17/2026	07/17/2026	STATE WITHHOLDING	650-21222	162.15
EFTPS-Federal	07/17/2026	07/17/2026	MEDICARE WITHHOLDING	650-21223	92.14
EFTPS-Federal	07/17/2026	07/17/2026	FED WITHHOLDING	650-21221	357.62
HealthEquity	07/31/2026	07/31/2026	Employee HSA Contribution	650-21250	300.00
MissionSquare Retirement - 4...	07/31/2026	07/31/2026	Deferred Comp Contributions	650-21225	92.00
Public Employees Retirement	07/31/2026	07/31/2026	PERA Contributions	650-21224	532.22
MissionSquare Retirement - 4...	07/31/2026	07/31/2026	ROTH Contributions	650-21225	263.00
EFTPS-Federal	07/31/2026	07/31/2026	FICA WITHHOLDING	650-21223	434.20
EFTPS-State	07/31/2026	07/31/2026	STATE WITHHOLDING	650-21222	184.18
EFTPS-Federal	07/31/2026	07/31/2026	MEDICARE WITHHOLDING	650-21223	101.54
EFTPS-Federal	07/31/2026	07/31/2026	FED WITHHOLDING	650-21221	428.90
Fund 650 - EDA GENERAL OPERATIONS Total:					16,606.04
Fund: 663 - CWG/TCI BLDGS OPER					
Climate Systems Inc	07/29/2026	07/21/2026	Preventative Maintenance	663-46515-2223	1,148.75
Climate Systems Inc	07/29/2026	07/21/2026	Replaced Start Capacitor in H...	663-46515-2223	189.23
Climate Systems Inc	07/29/2026	07/21/2026	Worked on HP 14	663-46515-2223	415.00

EDA Report

Payment Dates: 7/6/2026 - 8/5/2026

Vendor Name	Payment Date	Post Date	Description (Item)	Account Number	Amount
Climate Systems Inc	07/30/2026	07/28/2026	Worked on HP Units - CWG	663-46515-2223	530.00
Fund 663 - CWG/TCI BLDGS OPER Total:					2,282.98
Grand Total:					18,889.02

Report Summary**Fund Summary**

Fund	Payment Amount
650 - EDA GENERAL OPERATIONS	16,606.04
663 - CWG/TCI BLDGS OPER	2,282.98
Grand Total:	18,889.02

Account Summary

Account Number	Account Name	Payment Amount
650-21220	EDA Vision Plan Payable	16.91
650-21221	EDA Federal Withholding	786.52
650-21222	EDA State Withholding	346.33
650-21223	EDA FICA Withholding	1,021.90
650-21224	EDA Pera Withholding	1,064.44
650-21225	EDA Icmarc Withholding	710.00
650-21226	EDA Health Insurance	2,516.36
650-21227	EDA Life Insurance	2.57
650-21231	EDA Long Term Disability...	32.70
650-21250	HSA Payable	600.00
650-46515-3312	Contractual Service	2,800.00
650-46515-3321	Telephone Charges	1,116.27
650-46515-3331	Travel, Meals, Lodging &...	513.36
650-46515-3349	Advertising	1,856.91
650-46515-3386	Storm Sewer Utilities	91.66
650-46515-3389	Miscellaneous Utilities	71.25
650-46515-3471	Abstracts, Recording fee,...	58.86
650-46515-3486	Demolition - Residential	3,000.00
663-46515-2223	Building Maintenance	2,282.98
Grand Total:		18,889.02

Project Account Summary

Project Account Key	Payment Amount
None	18,889.02
Grand Total:	18,889.02

Staff Report

File #: 2026-130

Agenda Date: 8/17/2026

Agenda #: 2.

Approval of Financial Report - 07 2026

EDA Financial Summary for:
July 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	TOTAL ALL EDA OPERATIONS
11110	Cash in Bank		252,358.66	82,827.07	14,396.92	275,919.59	196,605.17	235,377.08	295,522.06	3,713.30	29,987.69	-	175,608.30	245,014.81	1,807,330.65
11111	Cash-Replacement Reserve		-	-	-	-	-	-	6,758.36	-	-	-	-	-	6,758.36
11801	Lease Receivables		-	-	-	-	-	-	58,123.00	-	-	-	-	-	58,123.00
12121	Taxes Receivable		-	-	-	-	-	-	-	10.96	-	-	-	-	10.96
12320	Investment Interest Receivable		199.31	46.59	11.59	206.27	68.62	161.61	172.82	2.98	64.49	-	138.64	194.22	1,267.14
12322	Loan Interest Receivable		41.96	-	-	-	-	-	-	-	38.07	-	-	-	80.03
12611	Accounts Receivable		922.88	-	-	-	-	-	-	-	1,086.15	-	500.18	-	2,509.21
12687	Program Income Loan-Rock Manor		-	-	-	-	-	-	-	-	-	10,000.00	-	-	10,000.00
12742	Rock River Apothecary RBEG Loan		-	-	-	-	-	-	-	-	-	-	4,166.70	-	4,166.70
12743	Luverne Counseling RBEG Loan		-	-	-	-	-	-	-	-	-	-	-	-	-
12744	Big Top Tent RBEG Loan		-	-	-	-	-	-	-	-	-	-	-	-	-
12745	Opitz RBEG		-	-	-	-	-	-	-	-	-	-	-	-	-
12746	V & D Properties RBEG Loan		-	-	-	-	-	-	-	-	-	-	666.84	-	666.84
12747	Novo Aesthetics RBEG Loan		-	-	-	-	-	-	-	-	-	-	666.84	-	666.84
12748	Swenson Scrapping RBEG Loan		-	-	-	-	-	-	-	-	-	-	1,000.16	-	1,000.16
12756	Opitz Prop Gap Loan		3,631.68	-	-	-	-	-	-	-	-	-	-	-	3,631.68
12762	Schomacker GAP Loan		12,544.96	-	-	-	-	-	-	-	-	-	-	-	12,544.96
12763	ATLAS GAP Loan		12,544.96	-	-	-	-	-	-	-	-	-	-	-	12,544.96
12764	Big Top Tent GAP Loan		12,544.96	-	-	-	-	-	-	-	-	-	-	-	12,544.96
12834	Ben Franklin Lodge Façade Loan		-	-	-	-	-	-	-	-	-	-	-	-	-
12836	Loan Rec - Cleveringa Construction		-	-	-	-	-	53,131.96	-	-	-	-	-	-	53,131.96
12836	Prairie Water Solutions LLC Façade Loan		-	-	-	-	-	-	-	-	13,873.02	-	-	-	13,873.02
12847	Arcade Building Façade Impr Loan		-	-	-	-	-	-	-	-	16,752.67	-	-	-	16,752.67
12854	Mike Cox Façade Impr Loan		-	-	-	-	-	-	-	-	-	-	-	-	-
12856	Luverne Counseling Façade Loan		-	-	-	-	-	-	-	-	4,456.04	-	-	-	4,456.04
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		-	-	-	-	-	-	(1,850,882.59)	-	-	-	-	-	(1,850,882.59)
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:			294,789.37	95,635.58	21,032.96	752,171.18	265,423.79	366,075.65	1,060,173.87	3,727.24	66,258.13	10,000.00	182,747.66	245,209.03	3,363,244.46
21120	Accounts Payable		(126.75)	-	-	-	-	-	-	-	-	-	-	-	(126.75)
21732	Deferred Revenue - Taxes		-	-	-	-	-	-	-	10.96	-	-	-	-	10.96
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		-	95,635.58	21,084.16	-	(153,249.92)	-	547,279.74	3,714.97	89,431.58	-	-	-	603,896.11
26508	Reserved for Econ Devel		208,071.21	-	-	752,599.18	-	-	-	-	-	10,000.00	182,747.66	245,209.03	1,398,627.08
26609	Committed for Lot Development		-	-	-	-	-	366,075.65	-	-	-	-	-	-	366,075.65
26711	Revenue Control		216,770.85	-	70.80	-	40,821.20	-	70,000.00	1.31	1,128.78	-	-	-	328,792.94
26721	Expense Control		(129,926.55)	-	(122.00)	(428.00)	-	-	(67,785.87)	-	(24,302.23)	-	-	-	(222,564.65)
Total Liabilities & Equity			294,789.37	95,635.58	21,032.96	752,171.18	265,423.79	366,075.65	1,060,173.87	3,727.24	66,258.13	10,000.00	182,747.66	245,209.03	3,363,244.46

EDA Financial Summary for:
July 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	TOTAL ALL EDA OPERATIONS
31110 Current Ad Valorem Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31120 Delinquent Ad Valorem Taxes	-	-	-	-	-	-	-	-	1.31	-	-	-	-	1.31
31166 Tax Increments	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32213 Historic Facade Application Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-
34403 Community Garden Revenue	-	720.00	-	-	-	-	-	-	-	-	-	-	-	720.00
36211 Interest Earnings - Regular	3,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-
36212 Interest on RBEG Loans	-	80.09	-	-	-	-	-	-	-	1,128.78	-	-	-	1,208.87
36217 Interest on Loans	1,206.00	520.76	-	-	-	-	-	-	-	-	-	-	-	520.76
36305 Rental Income	-	-	-	-	-	-	-	70,000.00	-	-	-	-	-	70,000.00
36599 Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-
37810 Lot Sales	-	-	-	-	-	40,592.00	-	-	-	-	-	-	-	40,592.00
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	216,770.85	-	70.80	-	40,821.20	-	70,000.00	1.31	1,128.78	-	-	-	328,792.94
1101 Full-Time Employees	97,371.00	73,015.15	-	-	-	-	-	-	-	-	-	-	-	73,015.15
1112 Longevity Pay	500.00	-	-	-	-	-	-	-	-	-	-	-	-	-
1121 PERA	7,303.00	4,501.13	-	-	-	-	-	-	-	-	-	-	-	4,501.13
1122 FICA	7,887.00	4,948.99	-	-	-	-	-	-	-	-	-	-	-	4,948.99
1131 Health Insurance	21,900.00	12,950.69	-	-	-	-	-	-	-	-	-	-	-	12,950.69
1133 Health Insurance - H S A	3,750.00	3,750.00	-	-	-	-	-	-	-	-	-	-	-	3,750.00
1135 Life Insurance	50.00	13.32	-	-	-	-	-	-	-	-	-	-	-	13.32
1151 Worker's Comp Insurance Premium	300.00	249.83	-	-	-	-	-	-	-	-	-	-	-	249.83
2209 Misc Office Supplies	400.00	-	-	-	-	-	-	-	-	-	-	-	-	-
2223 Building Maintenance	-	-	-	-	-	-	-	7,429.61	-	-	-	-	-	7,429.61
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	2,800.00	-	-	-	-	-	-	-	-	-	-	-	2,800.00
3321 Telephone	1,500.00	1,330.30	-	-	-	-	-	-	-	-	-	-	-	1,330.30
3322 Postage	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3331 Travel, Meals, Lodging & Training	3,000.00	1,977.78	-	-	-	-	-	-	-	-	-	-	-	1,977.78
3349 Miscellaneous Advertising	20,000.00	9,956.66	-	-	-	-	-	-	-	-	-	-	-	9,956.66
3351 Publishing & Printing	3,500.00	99.00	-	-	-	-	-	-	-	-	-	-	-	99.00
3361 General Liability Insurance	500.00	-	-	-	-	-	-	-	-	-	-	-	-	-
3381 Electric Utilities	-	24.48	-	-	-	-	-	-	-	-	-	-	-	24.48
3386 Storm Sewer Utilities	1,300.00	666.88	-	-	-	-	-	-	-	-	-	-	-	666.88
3389 Miscellaneous Utilities	1,300.00	539.25	-	-	-	-	-	-	-	-	-	-	-	539.25
3421 Depreciation Expense	-	-	-	-	-	-	-	43,968.40	-	-	-	-	-	43,968.40
3447 Community Garden Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3471 Abstracts, Deed Tax, Etc	5,000.00	2,355.09	-	-	-	-	-	-	-	-	-	-	-	2,355.09
3484 Demolition - Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3486 Demolition - Residential	3,000.00	3,000.00	-	-	-	-	-	-	-	-	-	-	-	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	129,926.55	-	122.00	428.00	-	-	67,785.87	-	24,302.23	-	-	-	222,564.65
Revenue over Expense	-	86,844.30	-	(51.20)	(428.00)	40,821.20	-	2,214.13	1.31	(23,173.45)	-	-	-	106,228.29

Staff Report

File #: 2026-156

Agenda Date: 8/17/2026

Agenda #: 1.

Updates

BDPI Grant Award

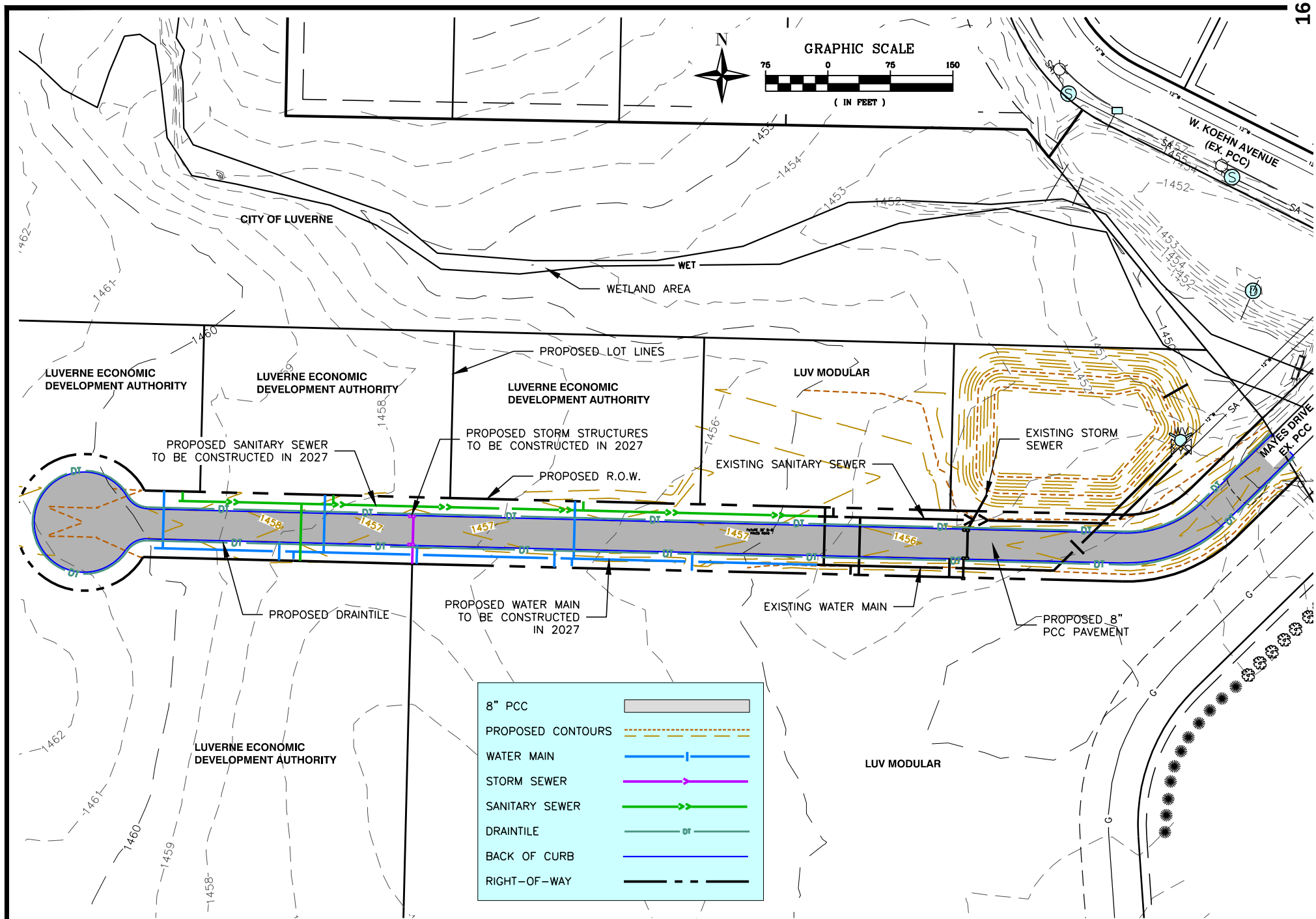
The City of Luverne has been awarded an **\$830,820 BDPI Grant from Minnesota DEED** to support the Mayes Drive Extension and new water and sewer infrastructure in the Luverne Industrial Park.

The project will extend Mayes Drive approximately 1,550 feet and construct a 36-foot-wide, 8-inch-thick concrete roadway designed to support heavy industrial traffic. The project also includes approximately 800 feet of 10-inch sanitary sewer, 850 feet of 12-inch water main, storm sewer, and subdrain improvements. The City will provide approximately \$935,820 in local matching funds toward the project.

This public infrastructure investment will help make way for Luv Modular's new manufacturing facility, supporting approximately \$39.6 million in private investment and up to 75 new jobs-while opening the door for additional industrial growth.

Marketing & Tourism

In partnership with the Luverne CVB, many photo assets have been updated this summer to include the World's Largest Nutcracker. The LEDA and Chamber/CVB will work on a plan to update the I-90 billboards in the coming months to reflect this major attraction.



Staff Report

File #: 2026-131

Agenda Date: 8/17/2026

Agenda #: 1.

Motion to Approve Facade Improvement Application for Terry Gray & Monty Hagedorn for Project at 218 E. Main Street

Terry Gray & Monty Hagedorn have submitted an application for a facade improvement project at 218 E. Main St. as proposed in the attached design. The scope of work includes:

- Remove existing siding
- Replace east door and remove vent
- Prep substrate
- Replace upper story window sill
- Install black smooth LP panels and trim on lower storefront area
- Install brown LP siding in sign band area
- Install gray/tan 8" OC LP grooved panels on top part of facade above sign
- Install corners, ribbons, and trim and ISC
- Repair damage from roof leak and window sill
- Remove concrete in front of store entry
- Frame crawl space and install rebar stabs
- Pour and finish concrete, caulk perimeter
- Remove bottom screws on roof steel lap, install butyl tape, re-secure roof steel

The total project cost is \$32,770.17. Gray & Hagedorn are applying for a grant in the amount of \$11,470 and are choosing to forgo the loan option. The applicant has met all of the requirements.

Facade Improvement 218 E. Main St.



Photograph dated 1935



Current



Proposed