

# Harmony Economic Development Authority

## 2015 Annual Activity Report (12 months ending December 31, 2015)

The Harmony EDA regularly meets the first Thursday of each month at 7:30 AM at the Community Center. There were 12 regular meetings and 4 special meetings held in 2015, there were 11 regular meetings and 2 special meetings held in the previous year.

### Meeting attendance record:

Member	Meeting Dates																Absences	
	1/8	2/5	2/18	3/5	4/2	5/7	6/4	7/9	8/6	9/3	10/1	10/27	11/5	11/16	12/3	12/21	2015	2014
C. Skaalen	x	x	x		x	x	x	x	x	x		x		x		x	4	2
S. Donney	x	x	x	x		x	x	x	x	x	x	x	x	x	x	x	1	1
D. Swenson	x	x	x	x	x	x		x	x	x			x		x		5	2
A. Batstone	x	x	x	x	x	x	x		x		x		x		x		5	3
K. Kingsley	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	-	-

### Project Highlights:

#### State Trail Extension Project

- Successfully lobbied to change state law to legislatively authorize a state trail from Harmony to the Iowa boarder, with a connection to Niagara Cave.
- Trail Committee secured a recommendation from the MN Parks and Trails Commission to be included in its 2016 state bonding request for \$1.5 million.
- Trail Committee secured option contracts with private land owners; EDA set aside \$35,000 to assist.

#### Sterling Drug / Telepharmacy Assistance

- Coordinated with business owners, state legislators, and state pharmacy board to secure state regulatory changes allowing a telepharmacy to operate in Harmony, keeping the service available in the community.

#### Coordinated Joint Community Meeting

- Meeting held between City Council, Fillmore Central School Board, and EDA
- Discussed several issues, projects, and long term goals resulting in opportunities to partner together.

#### Klip Joint Building Contract for Deed

- Repossessed, marketed, and sold the "Klip Joint Bldg." (35 Main Ave. S).

#### Fillmore Central Career Day

- Led coordination of student career day with school district.
- 7-12<sup>th</sup> grades participated, over 30 businesses participated.

#### Industrial Park

- Assisted 2 industrial park prospects; both projects are still in the concept phase.

### Downtown Mural

- Discussed creating one or more murals on sides of buildings in the downtown area with EDA, building owners, and Arts Board. Arts Board decided not to move forward at this time.

### Revolving Loan Fund

- Made 4 new loans totaling \$79,000 assisting 3 new businesses and 1 existing business expand.
  - Estelle's Eatery; **\$9,000 loan.**
  - Harmony Chiropractic Office; **\$10,000 loan.**
  - Fit Express; **\$25,000 loan.**
  - Vita Partnership, LLC/Harmony Kids Learning Center; **\$35,000 loan.**

### Grant Awards

- MN DEED Small Cities Development Block Grant – **Awarded \$182,400** to assist income-qualified home owners make major repairs in NE Harmony.
- USDA Community Facilities Grant – **Awarded \$35,000** for new outdoor emergency siren and backup generator for the Fire Hall.
- Administered grant contract for MN DEED BDPI well grant.

### Small Business Assistance/Counselling

- Assisted 15 unique businesses/prospects with business planning, finance packaging, general business assistance, and similar help.

### **Revolving Loan Fund Summary:**

<u>Active Loan Portfolio</u>	<u>2015</u>	<u>2014</u>
Total Number of Loans:	14	14
New Loans:	4	2
Loans Paid in Full:	5	0
Total Principal Amount:	\$356,403.63	\$341,303.63
Total Balance Due:	\$237,936.15	\$233,277.14
Average Loan Amount:	\$23,671.69	\$24,378.83
Cash on Hand Available to Lend:	\$68,186.53	\$67,570.22

### Loan Portfolio since Inception (1989, Harmony Enterprises Grant)

Total Loans Made:	58
Total Principal Amount:	\$936,021.30
Total Repayments:	\$874,208.79
Total Write Offs:	\$36,835.33
Total Interest Received:	\$243,518.24
Average Loan Amount:	\$15,864.77

### **New Construction Estimated Market Value (actual yr. built):**

<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
1,018,500	930,900	414,700	911,000	464,500	219,100	150,500	198,800	427,600	363,500

### 2014 by Tax Classification

<b>Ag/Rural</b>	<b>SRR</b>	<b>Res Hm</b>	<b>Res Non-Hm</b>	<b>Apt &amp; BB</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Total</b>
\$0	\$0	\$67,700	\$104,500	\$0	\$191,300	\$0	\$363,500

## **Economic Development Authority's Financial Impact on Harmony:**

*(Excluding loan repayments & fund interest earnings)*

	2015	2014
<b>Total Grants Received:</b>	<b>\$217,400</b>	<b>\$490,000</b>
<b>Total Loans Made:</b>	<b>\$79,000</b>	<b>\$90,000</b>
<b>Total Short Term Project Revenue Leveraged:</b>	<b>\$0</b>	<b>\$36,895.82</b>
<b>Total Long Term Project Revenue Leveraged:</b>	<b>\$0</b>	<b>\$65,000</b>
<b>Total New Dollars Leveraged for Harmony:</b>	<b>\$296,400</b>	<b>\$681,895.82</b>
Total City Levy:	\$550,000	\$550,000
Total EDA Budget:	\$97,500	\$115,565