

Harmony Economic Development Authority

2017 Annual Activity Report (12 months ending December 31, 2017)

The Harmony EDA regularly meets the first Thursday of each month at 7:30 AM at the Community Center. Special meetings were held to accommodate special requests or projects where deadlines were in conflict with the regular meeting schedule. One special meeting was held as a joint session with the school board and city council.

Meeting frequency:

	Meeting Frequency	
	Regular	Special
2017	12	1
2016	11	4
2015	12	4

Meeting attendance record:

Member	Meeting Dates														Absences		
	1/5	2/2	2/28	3/9	4/13	5/4	6/8	6/29	8/3	9/7	9/28	11/9	12/7	2017	2016	2015	
C. Skaalen	x	x	x	x	x	x	x	x	x		x	x	x	1	2	4	
S. Donney	x	x	x	x	x	x	x	x	x	x	x	x	x	-	2	1	
D. Swenson	x	x		x	x	x	x		x	x	x	x	x	2	3	5	
A. Batstone	x	x	x	x	x		x		x		x	x		4	4	5	
K. Kingsley	x	x	x	x	x	x	x	x	x	x	x	x	x	-	1	-	

Project Highlights:

City Logo

- Concluded contest to choose a new city logo. After picking 5 finalists, no winner was chosen.
- Hired a design consultant to create the logo.
- Finalized the logo design and color scheme.

Harmony Spirits Distillery

- Continued working with the distillery owners to solidify their financial plan, making several modifications to the EDA's approved assistance package that will benefit the project and community.

Hammel House & Co. Subdivision

- Assisted developer to plat and move forward with a 11 lot residential subdivision.
- Assisted with a modified new home rebate of **\$120,000**.

State Trail Extension Project

- Lobbied the state legislature to advance the \$1.5 million bonding bill that would acquire and build the state trail extension to the Iowa boarder with a spur to Niagara Cave.
- Testified at one senate hearing.
- Received a recommendation to receive \$235,000 to acquire the trail corridor utilizing the Legislative-Citizen Commission on Minnesota Resources funds.
- Received designation as a Parks and Trails Commission priority project.

Harmony Veterinary Clinic

- Assisted owners to secure an option to purchase 3 lots in the Harmony Industrial Park which would allow for the construction of a new and larger veterinary clinic.

Experience Harmony II

- Began the community input process to gather information to identify future community projects.
- Held the first community input roundtable meeting.
- Conducted community input survey.

Dairyland Power Prospect

- Developed an assistance package proposal for a prospective Dairyland Power project.

New Home Construction Rebate Program

- Awarded 1 rebate totaling **\$12,000** creating \$395,233 in new home value.
- Updated program guidelines.

Dentist Attraction Project

- Continued dentist attraction plan. Sent two letters to prospective dentists.

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.

Revolving Loan Fund

- Managed loan portfolio and repayments.
- Completed annual reporting requirements.

Grant Awards

- Assisted Harmony Ambulance Service with a grant application to the Harmony Area Community Foundation, receiving **\$11,000** for a new emergency medical helipad.

Industrial Park

- Assisted 2 industrial park prospects.

Small Business Assistance/Counselling

- Assisted 30 unique businesses/prospects with business planning, finance packaging, general business assistance, questions with city issues, and similar help.

Revolving Loan Fund Summary:

<u>Active Loan Portfolio</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Total Number of Loans:	15	15	14
New Loans:	0	5	4
Total Principal Amount:	\$382,110.47	\$382,110.47	\$356,403.63
Total Balance Due:	\$294,729.49	\$325,217.97	\$237,936.15
Average Loan Amount:	\$25,474.03	\$25,474.03	\$23,671.69
Cash on Hand Available to Lend:	\$27,381.40	(\$8,953.62)	\$68,186.53

Loan Portfolio since Inception (1989, Harmony Enterprises Grant)

Total Loans Made:	63
Total Principal Amount:	\$1,045,331.77
Total Repayments:	\$709,124.66
Total Write Offs:	\$41,477.62
Total Interest Received:	\$261,390.46
Average Loan Amount:	\$16,592.57

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

2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
\$930,900	\$414,700	\$911,000	\$464,500	\$219,100	\$150,500	\$198,800	\$427,600	\$363,500	\$1,407,900	\$194,700

2016 by Tax Classification

Ag/Rural	SRR	Res Hm	Res Non Hm	Apt & BB	Commercial	Industrial	Total
\$0	\$0	\$47,500	\$99,100	\$48,100	\$0	\$0	\$194,700

2015 by Tax Classification

Ag/Rural	SRR	Res Hm	Res Non Hm	Apt & BB	Commercial	Industrial	Total
\$180,000	\$0	\$510,450	\$240,250	\$18,900	\$324,800	\$133,500	\$1,407,900

2014 by Tax Classification

Ag/Rural	SRR	Res Hm	Res Non Hm	Apt & BB	Commercial	Industrial	Total
\$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)*

	2017	2016	2015
Total Grants Received:	\$11,000	\$50,000	\$217,400
Total Loans Made:	\$0	\$109,310	\$79,000
Total Short Term Project Revenue Leveraged:	\$132,000	\$37,000	\$0
Total Long Term Project Revenue Leveraged:	\$0	\$0	\$0
Total New Dollars Leveraged for Harmony:	\$143,000	\$196,310	\$296,400
Total City Levy:	\$590,000	\$567,503	\$550,000
Total EDA Budget:	\$119,118	\$123,599	\$97,500