

Harmony EDA Minutes

October 6, 2005
4:00 p.m.

Council Room
Community Center

Present: Greg Turner, Roxanne Johnson, Mark McKay
Also Present: Jerome Illg, Cris Gastner

Meeting was called to order 4:15 p.m. by Mark McKay.

Minutes

Motion by Greg, seconded by Roxanne to approve the September 1, 2005 minutes.
Motion carried.

Financials

Jerome mentioned that he would follow up with Haugerud on delinquency. Motion by Roxanne, seconded by Greg to approve claims and financials. Motion carried.

Mobile Home Park

Greg mentioned that Barb Knabel had talked to him, and said that she would sign the easement agreement to address the drainage concern. Jerome presented some additional options that the engineer had recommended not knowing that she was willing to sign. It was suggested that we obtain her signature for the easement and meet on October 20 to discuss all options and the direction we could go. It was the feeling of the board, that this gave us another option along with some of the engineers alternatives, that would work, but were not the most desirable and practical.

Development Project

Jerome updated the board on the counteroffer that Sherry had gotten from Susan Giblin for the Arlo Wahl property. The counteroffer was for \$30,000, and the EDA pays the assessments. Discussion occurred on how to structure the counteroffer based on the assessments remaining. The board felt that it was more attractive to the seller to offer a higher price and they take care of the assessments, since it is their cost anyways. Based on the estimated assessments remaining of \$4,000-\$5,000, it was an incentive for the seller to get that higher price. It was noted that there is an additional incentive for the seller to stay in the property after closing rent free.

Motion by Roxanne, seconded by Greg to offer \$30,000, with the seller paying the assessments, closing on 3/1/06, and we handle the closing costs and they can stay at the property until 9/1/06, rent free, which would allow them time to liquidate inventory.
Motion carried.

Jerome will have Sherry get back to Susan with counteroffer.

Discussion occurred on the options for possible locations for Tri-County. Tri-County needs something that has similar needs to what it presently has with good accessibility. Jerome updated the board on a discussion he had with Chuck Amunrud (Fillmore County Commissioner) regarding the soon-to-be vacated county shop on 2nd Ave NW. Fillmore County is going to be putting the property out for bids. Chuck had indicated to Jerome that they would not have to accept the highest bid or any bid at all. It was the feeling of the board, that should be able to retain, relocate, and possible expand an existing building and business in Harmony and Fillmore County, that the county would possible be interested in selling the property to the EDA at a fair price. Jerome was instructed to talk with Chuck to possible work something out before they put the property out for bids.

Heritage Grove

August 2005 Heritage Grove financials were reviewed.

Based on the proposed natural gas increases (60%-70%) and other cost increases, such as health care insurances, staff increases, etc., rent increases were necessary.

Motion by Roxanne, seconded by Greg to increase rent 3% across the board for services and rent, which was the same as last year. Motion carried.

Roxanne mentioned some residences had complained about the memory care patio being too hot and blinding. She would like to look at some options to make it usable. Cris will gather some possible options.

Allan Dahl

Jerome and Cris updated the board regarding the proposed development agreement with Allan Dahl regarding his building on Center St. Consensus was development agreement was satisfactory. Jerome and Cris will meet with Allan to present development agreement and lay out steps for completion of project.

Housing Incentive

Cris presented stats regarding the housing stock that we have in Harmony as well as Fillmore County, especially, the number of older homes. Cris felt that we could offer some incentives to current residences to improve their current home, and also incentives for current residences to build new homes as well as outside residents building in Harmony. Some possible options are waiving fees (connection charges, zoning permit) taxes, establish of revolving rehab fund, etc. The board was open to the idea with realizing the city council would be involved also. Jerome and Cris will come up with some options. Cris mentioned at Fillmore County is also taking a look at some sort of an incentive.

Business Subsidy Law

Was tabled until next meeting.

Miscellaneous

It was mentioned that the current website of www.harmonymn.us will be the same one for GovOffice, and that the tourism will become a part of that site. Each of the individual stakeholders will develop their portion of the site.

KTTC survey has been sent out to businesses for feedback. We will await response before renewal. Jerome will let the KTTC people know where we are at in the process.

Roxanne gave an update on Clarissa Hughes' situation. It was noted that the residential rehab dollars would be used for repairing the house foundation.

Prospects

Cris updated the board on some prospects that he is working with.

At 6:45 pm motion was made by Greg to adjourn, seconded by Roxanne, motion carried.