

Harmony EDA Minutes

December 8, 2005
4:00 p.m.

Council Room
Community Center

Present: Greg Turner, Sherry Hines, Steve Cremer, Mark McKay
Also Present: Jerome Illg, Cris Gastner, James Haugerud

Meeting was called to order 4:15 p.m. by Sherry Hines.

Haugerud

James Haugerud requested an extension for the development agreement for the half of lot in the industrial park to build another building. They requested an extension until July 31, 2006 to build a 60x60 shed.

Motion by Mark, seconded by Greg to extend the deadline for the lot development until July 31, 2006. Motion carried.

They may use the revolving loan again, since they most recently have paid their current loan.

Minutes

Motion by Mark, seconded by Greg to approve the November 3rd minutes. Motion carried.

Motion by Steve, seconded by Greg to approve the December 1st minutes. Motion carried.

Financials

Motion by Steve, seconded by Greg to approve claims. Motion carried.

Mobile Home Park

Board members agreed that they would like to see development occur at the mobile home park with affordable homes. Several council members had expressed concern regarding the cost of the development. Jerome recommended holding a joint EDA/Council meeting to discuss future development at the mobile home park site as well as the downtown redevelopment project after the first of the year. Board members felt that we would not be getting a return on our investment, which was TIF dollars (county, school as well), and tax base should development not occur. Jerome will set up a joint meeting in January to discuss. Letter was reviewed from Stumpy regarding his interest. Jerome will contact him.

Housing Incentives

Cris presented the housing incentive plan with various options including dollar amounts. The plan will be reviewed and discuss at our next meeting.

Steve left meeting at 4:45. Roxanne joined meeting at 5.

County Shop

The letter to be attached to our bid for the county shop was reviewed. Minor edits were made. Consensus was to proceed with bid.

Development Project

Discussion occurred on an offer to Tri-County for only their building and land, without a land swap. Board members felt it was premature to offer anything, until we knew where the bids came in for the county shop, since that was a viable location.

Sherry updated the board regarding Arlo Wahl's property. They have agreed to sell. We are awaiting the signed contracts.

Heritage Grove

November 2005 Heritage Grove operation report and financials were reviewed.

Motion by Roxanne, seconded by Mark to raise COLA increase from 2% to 3% to offset higher insurance cost to employees. Motion carried.

Motion by Roxanne, seconded by Greg to raise the Harmony Dollars given during the holidays from \$15 to \$25 to all employees. Motion carried.

At 6:00 pm motion was made by Sherry to adjourn, seconded by Greg, motion carried.