

Harmony EDA Minutes

February 17, 2005
4:30 p.m.

Council Room
Community Center

Present: Roxanne Johnson, Sherry Hines, Steve Cremer, Greg Turner
Also Present: Jerome Illg, Allan Dahl, Simon Hershberger

Meeting was called to order 4:30 p.m.

KTTC

The list of the community commercials were reviewed. Some of them have currently been televised.

Heritage Grove

The January financials were reviewed. January was a very good month. Approximately \$20,000 a month is being put into savings for the bond payments. Jerome to have management company take a look lawn mowing.

Mark McKay joined at 4:50 pm.

Mobile Home Park

Allan Dahl presented his interest in developing the site into townhouses and single-family dwellings, however due to the concerns and costs for infrastructure, he was not interested.

Simon Hershberger presented his interest in the project. He just had received the information. He would like some time to review the plans with his engineer. Roxanne will send him the housing study showing the need for single-family houses. He will report back to March 3 meeting when the board would like to make a decision.

Some members of the board were concerned about not having a plan in place. The consensus was that the developer should develop and come up with the plans, and the board would review them. The developer should also make suggestions if they have any to make the development better.

A letter from SEMCAC was reviewed, showing their interest in the project.

Purchase Agreement (Industrial Park)

An update was given regarding Roger Torgerson's offer. We have received a written verification from DEED, that retail space is allowable along Hwy 52 for the three lots. We are awaiting work from MNDOT regarding access along township road for lots 4 & 5. We should hear back in the next few weeks. Some board members were still concerned about the access points. Consensus was to wait for a response from MNDOT before proceeding.

Development Projects

Roxanne handed out the county valuations of the properties for Arlo Wahl's building, Tri-County, and Harmony Transit. It was the consensus was to proceed with development on that half of block. Board members were to review the information, and come to next meeting with thoughts on a potential offer for Harmony Transit and Arlo Wahl.

Heritage Grove

An update by Sherry and Jerome was given on the meeting they had with Gunderson Lutheran regarding an interest in Heritage Grove. Gunderson Lutheran will take a look at it. We will follow up with them in a couple weeks.

At 6:45 pm motion was made by Cremer to adjourn, seconded by Johnson, motion carried.