

Harmony EDA Minutes

February 3, 2005
4:00 p.m.

Community Center
Council Room

Regular Meeting was called to order 4:00 pm

Present: Sherry Hines, Steve Cremer, Greg Turner, Roxanne Johnson
Also Attending: Mark Thein, Jerome Illg

Mobile Home Park

Wayne Stenberg and Vonda Budde gave a presentation of what the Bluff Country HRA & SEMCAC have done in other communities such as Spring Valley and Grand Meadow. They described the process as far as infrastructure, down payment assistance, income guidelines for low to moderate income housing is a concern. SEMCAC would be the developer in this instance. They would be getting a design layout in the next few weeks from Cermak Rhoades. They look forward to possibly working with the Harmony EDA.

Allan Dahl attending meeting at 4:25 p.m.

Minutes

Motion by Roxanne, seconded by Steve to approve the January 6, 2005 minutes. Motion carried.

Motion by Roxanne, seconded by Greg to approve the January 13, 2005 minutes. Motion carried.

Motion by Greg, seconded by Steve to approve the January 20, 2005 minutes. Motion carried.

Financials

Sherry will talk to Dick about status of Barrett. Jerome asked for permission to write-off remaining \$20 for Wheeler's. Consensus was to write-off. Board complimented Mark Thein on nice article in the paper regarding revolving loan dollars available.

Heritage Grove

Operation Report was reviewed. Staff was complemented for the outstanding job they had done in regards to the MN Department of Health compliance audit in January. Sherry will have the Journal do a public relations article.

Industrial Park

Roxanne presented Roger Torgerson's offer to purchase Lot 1, Block 1 with an option on Lot 4, Block 1 for 2 years for the listing price. Discussion occurred on the access for Lot 4 & 5, Block 1 as it relates to MNDOT and township.

Dave Kiehne joined meeting at 4:35 p.m.
Roger Torgerson joined meeting at 4:40 p.m.
Mark McKay joined meeting at 4:45 p.m.

Discussion occurred as to the costs of a private road/access between Lots 1 & 2, as it relates to access for Lots 4 & 5. Board members felt that it would not be fair to those owners to be accessed for an access, that they did not know about prior to purchasing their lot(s).

Mark Thein will talk to MNDOT about access off of township road as it relates to Hwy 52 vicinity for Lots 4 & 5. Jerome will check with the township.
Will have a special meeting next Thursday, Feb. 10 at 4:30 p.m. to discuss further.

Jerome discussed the assessments for the upcoming project and how to allocate the costs for the project. The total project cost is estimated to be \$450,000 with a \$192,000 grant, leaving a remaining cost of \$258,000. Jerome stated past practice has been to assess 50/50 for our net cost, which in this instance would be \$258,000. With the assessments being spread over all 12 lots in the first phase would amount to $(\$258,000/12/2)$ or approximately \$10,750 per lot. The other option would be to assess 100% of our net cost of \$258,000 over 12 lots at $(\$258,000/12)$ or approximately \$21,500, since almost 50% of the cost is being financed by the DEED grant. Board felt that existing tenants knew that assessments would be approximately \$20,000 and that the assessments of \$20,000 plus the land costs of \$12,000 for a total of \$32,000/lot is more than a fair price for an acre plus lot.

Motion by Steve, seconded by Mark to assess net cost to 12 lots equally (approximately \$20,000 way). Motion carried.

KTTC

The revised video was reviewed. No changes were necessary. Roxanne to notify KTTC to run ads and negotiate extra production costs.

Development Projects

Tabled until next Thursdays meeting.

Motion by Roxanne, seconded by Steve to adjourn.