

Harmony EDA Minutes

March 29, 2005
5:00 p.m.

Council Room
Community Center

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

Meeting was called to order 5:00 p.m.

Public Hearing

The public hearing was opened regarding the sale of the industrial park lot to Roger Torgerson. No objections were brought forward. The public hearing was closed at 5:10 p.m.

Torgerson Lot Sale

Roger and Kris Torgerson joined meeting at 5:15 p.m.

Discussion occurred regarding a development agreement. Language recommended to include for building valuation, landscaping, and signage. Jerome will follow up with Nethercut as to status to have Sherry and Roxanne review.

Roxanne also recommended that we check with Nethercut about placing building covenants on the lots in regards to retail and office space businesses not possible due to the DEED grant we have received. Also, Mark Thein will talk with DEED about further definition as it relates to retail business.

Jerome was directed to send a letter to Haugerud Painting and Drywall reminding them of the development agreement deadline that was extended for an additional building on the other half of lot.

Development Projects

Discussion occurred regarding the half a block (east of 1st Ave NW) between Center St and 1st St NW. It was the consensus to proceed to acquire all parcels at the same time. Discussion occurred about Arlo Wahl's building. Assessed Values for all parcels were reviewed. It was noted that Arlo Wahl's property has special assessments on the property.

Motion by Roxanne to offer Arlo \$20,000 plus assessment value, (so Arlo gets \$20,000), and allow him to rent for \$1 until the end of the year with a 60 day out clause, and after the end of the year he shall be allowed to rent month to month with a 60 day notice required. Seconded by Steve. Motion for Roxanne, Sherry, Steve, Greg. Mark opposed. His feeling was that we should acquire only one parcel at a time, and not acquire all at one time.

Discussion occurred about the bus property and the valuation. After looking at the valuation, in comparing it to Arlo's, there was some concern. Board members also wanted to know about the availability of dollars in the TIF district #1 to acquire the parcels, and having the valuation of the parcels in the half of block. Jerome will research the information and have it prepared for the next meeting.

Motion by Roxanne, seconded by Steve to rescind earlier motion until more information is available. Motion carried.

Heritage Grove

An update was given by Jerome on a phone conversation that he had with Gunderson Lutheran regarding their interest in Heritage Grove. Gunderson Lutheran is taking a serious look at it and will be meeting with Harmony Healthcare management to see if it is financially and economically viable for them. We will follow up with them in a couple weeks.

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