

Harmony EDA Minutes

March 3, 2005
4:30 p.m.

Council Room
Community Center

Present: Roxanne Johnson, Sherry Hines, Greg Turner
Also Present: Jerome Illg, Mark Thein, Allan Dahl

Meeting was called to order 4:45 p.m.

Minutes

Motion by Greg, seconded by Roxanne to approve the February 3, 2005 minutes. Motion carried.

Motion by Greg, seconded by Roxanne to approve the February 17, 2005 minutes. Motion carried.

Financials

Motion by Roxanne, seconded by Greg to approve claims as presented with addition of \$54 to Fillmore County Journal and \$108.72 to SE MN Consultants. Motion carried.

KTTC

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

Heritage Grove

The operation report for February was reviewed.

Mark McKay joined at 5:00 pm.

Purchase Agreement (Industrial Park)

Roger Torgerson's offer was reviewed for a lot in the industrial park. We have received a written verification from DEED, that retail pace is allowable along Hwy 52 for the three lots. MNDOT has given us a verbal okay, regarding access along township road for lots 4 & 5. The offer is for lots 1, with a first right of refusal on lot 4 for one year, with a 14-day exercise option with a development agreement being in place on either lot. The lot is being sold at list price of \$12,000.

Motion by Mark, seconded by Greg to approve purchase agreement and forward to city council to recommend for their approval. Roxanne abstained. Motion carried.

Jerome mentioned that the bids came in favorable for the infrastructure in the industrial park.

Mobile Home Park

Jerome mentioned that SEMCAC is still interested, however they would be looking to the city for assistance, such as TIF or tax abatement.

Simon Hershberger arrived at the meeting at 5:20 p.m.

Simon Hershberger presented his interest in the project. He presented some plans as far as the houses he would propose to build. He was concerned about the drainage. His engineer thought there would either have to be a pond or storm sewer done to Hwy 52 along 5th Street, and neither one would be a desirable solution and would add cost making the project potentially cost prohibitive. Board would review Simon's information and talk about the project as it relates to drainage with costs.

Henry Becker arrived at the meeting at 5:45 p.m.

Henry Becker presented his interest in the project. He would be looking at building townhouses. It would be a planned-unit development of 2-4 units per building. They would be approximately 1,200 sq ft per unit. Board would take his interest under advisement.

The concern was drainage, as it relates to the cost it involves. To be fair to all developers, should the city be willing to put dollars towards the project to make it economically feasible, it would have to give all developers a fair chance. Also, each developer has a different plan. Some members of the board felt that having a plan in place would alleviate the confusion.

Motion by Roxanne, seconded by Mark, to hire the city engineer to put together a feasibility report for the park on available options and a plan, and to have them come to the next meeting to discuss the options. Motion carried.

Development Projects

This was tabled until next meeting.

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