

Harmony EDA Minutes

April 21, 2005
7:00 a.m.

Council Room
Community Center

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

Meeting was called to order 7:00 a.m.

Development Project

Jerome explained the TIF restrictions that exists, such as land acquisition must be identified in your TIF plan (which it is not in this case for the parcels we are interested in), and also should we show sufficient cash reserves to pay off any outstanding bonds, the TIF District must be decertified. Jerome explained that we must amend the TIF plan to accommodate the parcels we are interested in acquiring, and we should plan appropriately.

Mike Bubany explained that an amendment would need to be done to acquire land, increase the size of the TIF district (if need be), and increasing the total budget.

Discussion occurred as to whether or not we should have a developer involved in site acquisition or simply handle it ourselves. The consensus was to proceed with acquiring the parcels ourselves. The group should determine a price that would be fair. We should also determine any additional parcels that we would be interested in acquiring as to include them in the TIF amendment.

Industrial Park

Jerome and Mike explained the limitations on the industrial park as far as TIF District #4 is concerned. No new TIF obligations (assistance), can be provided since the district has been created for more than 5 years. Thus, Roger Torgerson could not receive any TIF assistance from TIF #4, but could from another district, if a but-for finding was proved. Increment can only be used to pay off old outstanding obligations within that TIF district.

Mobile Home Park

Jerome informed the board about the drainage concerns that were addressed with Barbara Knabel to allow us an easement for drainage for the mobile home park site to allow for development. Jerome stated that she is open to the idea, but has some existing problems with water drainage during heavy rains in her front yard, that she wants addressed, to be assured that we are not compounding her problem by draining more water. Jerome will meet with Barb in the next few days to review options to alleviate her concerns.

Industrial Park Covenants

Industrial park covenants were reviewed. Board members should review and come to next meeting with possible changes.

At 8:30 a.m. motion was made by Roxanne to adjourn, seconded by Steve, motion carried.