

Harmony EDA Minutes

April 7, 2005
4:30 p.m.

Council Room
Community Center

Present: Steve Cremer, Sherry Hines, Greg Turner
Also Present: Jerome Illg, Mark Thein, Roger Torgerson

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

Minutes

Motion by Greg, seconded by Sherry to approve the March 3, 2005 minutes. Motion carried.

Motion by Sherry, seconded by Greg to approve the March 29, 2005 minutes. Motion carried.

Roxanne joined meeting at 4:40 p.m.

Heritage Grove

The operation report for March was reviewed. Jerome will talk to Tim about doing CDs for bond payment savings account to get better interest rate. It was noted that the facility is generating cash sufficiently to make the bond payments.

Financials

Discussion occurred regarding the production costs of the KTTC ads. Upon reviewing the bill, the 17 hours of post production time was deemed to be appropriate. Jerome has heard positive feedback from the HAPA organization and other people outside of the community.

Motion by Roxanne, seconded by Steve to approve claims as presented with addition of \$979 and \$10 to KTTC. Motion carried.

Mark McKay joined meeting at 4:50 p.m.

Development Agreement

The development agreement for Roger Torgerson was reviewed. Discussion occurred regarding the sign limitation. Sherry mentioned some other communities have sign ordinances that state no more than 20 feet in height and 100 sq ft of surface area. Clarification was made regarding the job creation that they were new jobs, with the appropriate subsidies. Also, that Roger has two years to create those jobs, but hold them for one year.

Motion by Steve, seconded by Greg at approve development agreement with Roger Torgerson with the appropriate changes to the sign section. Motion carried. Roxanne abstained.

Mobile Home Park

Brett Grabau from Bonestroo joined meeting to discuss the options for the mobile home park. Discussion was held on the drainage concerns on the southwest corner of the property. Bonestroo proposed that the drainage could be accommodated by running storm sewer between Chris Johnson's property and Barbara Busse's property. There would need to be an easement to do that. The board felt when looking at the costs for the total project (\$80k-\$90k) that the storm sewer costs of \$20k could be handled by the city, thus making the development project economically feasible for the developers.

It was the consensus and recommendation to talk to Barbara about an easement for drainage through her property, and to have Bonestroo do the design of the park along with submitting a proposal for design. That way the developers would be looking at it equally with it all plotted and ready for construction. The costs for the drainage and design would come from the leftover TIF proceeds from decertification of district #2 and #3.

Development Projects

Jerome explained the cash balances that will become available in TIF District #1 for the downtown 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. Jerome recommend that we have Mike Bubany come to special meeting on April 21st at 7 a.m. for discussing the amendment process and that the board members should start thinking about parcels acquisitions with TIF District #1 for redevelopment purposes.

At 6:30 pm motion was made by Roxanne to adjourn, seconded by Steve, motion carried.