

Harmony EDA Minutes

July 7, 2005
4:00 p.m.

Council Room
Community Center

Present: Mark McKay, Sherry Hines, Greg Turner, Roxanne Johnson
Also Present: Jerome Illg, Cris Gastner, Barb and David Knabel, Brent Grabau

Meeting was called to order 4:00 p.m.

Mobile Home Park

Jerome updated the board as to the status and background of the storm sewer information in relation to Barb and David Knabel's yard. They were concerned about the drainage corrections that would occur and the reoccurring problem of water backing up in their front yard during heavy rains. We would directional drill in the side yard to mitigate damage to the side yard. We would have to dig up a portion of the driveway and front yard to make the connection to the catch basin in Hwy 52. We would also enlarge the catch basin in the front yard to increase water intake to prevent future water for backing up. David was concerned with houses, that they would be large amounts of water runoff. Brent Grabau mentioned that the water from the front yards would drain over the curb and go to the north and eventually down 5th Street. There would be two back yards (from 2 lots) that would drain into the catch basin in the southwest corner of the park. David and Barb were concerned about possible damage to the trees by directional drilling below them. The EDA was willing to accept a one year warranty for those items, anything beyond that would be uncontrollable. Barb also wanted the contractor that put in the driveway to be the one to replace it. That was also acceptable to the board. Barb and David wanted assurances that by doing this work, would prevent water in their basement and from backing up in their yard. The EDA could not provide a guarantee that water damage would not occur from acts of God, but did assure them that making repairs and increase intake capacity would hopefully alleviate the problem. Jerome will have Nethercut draft an easement agreement.

Minutes

Motion by Roxanne, seconded by Mark to approve the June 9, 2005 minutes. Motion carried.

Financials

An update was given regarding Barrett collection. Nethercut has left a message for Kim to pursue collection from Kim for the portion that she is liable for. Motion by Roxanne, seconded by Greg to approve claims. Motion carried.

Development Projects

The board reviewed a counter offer of \$65,000 from Harmony Transit regarding the option contract for purchase. Roxanne and Cris, who had met with Harmony Transit, felt that they were interested in selling the property based on the meeting they had with them

when they presented the offer, and that this is the start of the negotiating. Discussion occurred on the counter offer and what to counter back with, and whether they should then be responsible for tearing the building down.

Motion by Greg, seconded by Mark to counter offer \$50,000 based on original option contract.

Sherry and Roxanne have not been able to set up a time to meet with Arlo Wahl's daughter to discuss that option contract.

Industrial Park

The building covenants for the industrial park were tabled to allow board members time to review. The board will review for next month's meeting for modifications.

Cris and Jerome presented a concept for the assessments on the industrial park lots similar to the incentives for land price for the lots. The assessments would be refunded in whole or partial over the life of the business maintaining certain levels of employment and job creation and retaining those levels. Board members felt the concept was a good one and that Jerome and Cris should come back with a recommendation.

Jerome discussed where the industrial park sign should be relocated. It was the consensus to locate it on the northwest corner past phase one to avoid having to relocate it with future development in phase one.

Steve joined meeting at 5:40 p.m.

Heritage Grove

The operation report for June was reviewed along with the financials. The management company was looking for direction regarding budget for 2006. Jerome should inform them to go with 12/12, 15/16, and 5/6 for the year along with the 3% rent increase, and 2% COLA increase, along with the necessary increase in expenditures.

Sherry mentioned that some residents were interested in a walkway path and shelter. Costs will be gathered for future consideration.

Motion by Steve, seconded by Roxanne to authorize purchase of CD's for investing for bond payments. Motion carried.

Website

Cris and Jerome felt that the EDA along with the city should look at having GovOffice modify and host the city website. Currently the site is being paid for by the city, but has a tremendous amount of tourism information on it. Upon, making some changes, the tourism people felt that they should be aware of the changes. Cris felt that we limited in knowledge of configuring our website, and GovOffice could configure it for us for \$500, and host it for \$30/month. Jerome felt we have wasted the \$500 already in trying to make it user-friendly just in staff time. And since the city is currently paying \$20 to host the

site, we could have links between the two sites, and we could have our own control of the site and then the tourism committee would have control of their own site also. Cris was instructed to have GovOffice put together a model and sample for review at the next EDA meeting and council meeting for the 30 day free trial.

Prospects

Cris updated the board on some prospects that he is working with.

At 6:30 pm motion was made by Greg to adjourn, seconded by Mark, motion carried.