

Harmony EDA Minutes

August 4, 2005
4:00 p.m.

Council Room
Community Center

Present: Steve Cremer, Sherry Hines, Greg Turner, Roxanne Johnson
Also Present: Jerome Illg, Cris Gastner, Mark Scheevel, Ken Heibel

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

Downtown Development Project

Mark Scheevel and Ken Heibel were present to discuss with the EDA the counteroffer of \$50,000. They had some concerns about the timing and wanted to know the EDA was flexible with the time allowed after closing for Harmony Transit to stay in the building. Their new contract with the school would start in June, and they would like to build a new building in town by September when school starts. The EDA was flexible with the move out date. Whenever Harmony Transit would want to close on their building whether it be 2005 or 2006 would be acceptable to the EDA.

Mark McKay joined meeting 4:15.

Mark Scheevel and Ken Heibel left the meeting to discuss the offer and will come back when they have decided.

Minutes

Motion by Mark, seconded by Greg to approve the July 7, 2005 minutes. Motion carried.

Financials

Motion by Steve, seconded by Roxanne to approve claims and financials. Motion carried.

Development Projects

Mark Scheevel and Ken Heibel joined meeting to say they have accepted our counteroffer. Option contracts were signed as amended.

Sherry mentioned that she has tried on numerous occasions to meet with Arlo Wahl's daughter regarding the option contract for Arlo's building. It was the consensus of the board for Jerome and Sherry to send the daughter a letter informing her of the market and conditions in the area along with the option contract.

It was the consensus that Cris and Jerome should meet with Tri-County to proceed with their building.

Steve left meeting at 4:45 pm.

Mobile Home Park

Jerome updated the board. Barb Knabel has the easement agreement to sign. We are awaiting that back. Jerome will follow up with her next week. Once it is signed, estimates and contractors would be secured to proceed with work at the same time of working with developers.

Industrial Park

The building covenants for the industrial park were reviewed. Minor changes were made for sign square feet, landscaping exempt in parking lots, adding parking lots must be gravel, concrete, or asphalt, and all the terms would be subject to a development agreement. Motion by Greg, seconded by Mark to approve industrial park building covenant policy with the minor changes. Motion carried.

Cris and Jerome presented a policy 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. Minor changes were made to the jobs being full-time equivalent jobs and that the 10 new jobs must be maintained each year with the assessments and taxes being paid. Motion by Roxanne, seconded by Mark to approve the industrial park incentive policy for lot prices and assessments with the minor changes. Motion carried.

Steve rejoined meeting at 5:40 p.m.

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. The GovOffice website model/trial was reviewed and looked at by the EDA. The functionality of the site along with reporting capabilities made the site user-friendly. Jerome noted that it is an excellent marketing tool for economic development that is user-friendly as well as providing important city information. Motion by Mark, seconded by Roxanne to proceed with GovOffice website. Motion carried.

Heritage Grove

Jerome will email around the 2006 Heritage Grove budget for the boards review upon receiving it from the management company. The board members should review it and make suggestions or questions prior to September meeting as to adopt it then.

Prospects

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

The next meeting will be September 1.

At 6:00 pm motion was made by Roxanne to adjourn, seconded by Steve, motion carried.