

Harmony EDA Minutes

September 1, 2005
4:00 p.m.

Council Room
Community Center

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

Meeting was called to order 4:10 p.m.

Tourism Budget

Ralph Beastrom was present to discuss the tourism budget for 2006. He explained that they have not asked for an increase since 2000, and the costs for salaries, advertising, etc have been increasing. They plan on doing some additional advertising in 2006. They requested an increase of 10% for funding to \$22,000.

Clarissa Hughes joined meeting at 4:20 p.m.

Steve joined meeting 4:25 p.m..

Residential Rehab

Discussion was held on the remaining residential rehab loan money remaining of \$14,000. Clarissa's basement had caved in due to the heavy rains. There was clearly a need for the rehab dollars. The board has the opportunity and discretion to allocate the dollars as they see fit. There was a waiting list, however given this emergency situation, the board wanted to use the remaining dollars for repairing Clarissa's basement. Clarissa was acceptable to terms of the rehab loan.

Motion by Steve, seconded by Greg to do a residential rehab loan for Clarissa for \$14,000. Motion carried.

Mobile Home Park

Barb and David Knabel, Chris Busse, and Kandace Johnson joined meeting.

Discussion occurred regarding the storm water drainage easement through the Knabel's yard. They were concerned that should the pipe break, that they would have water back up in their yard and house. They wanted a warranty for that. The board could not provide that guarantee since it would have to provide that guarantee for all resident's of Harmony. The board explained that should the easement not be obtainable, that there would be a pond that would have to go in its place. Kandace was very concerned about that. The board was limited in their options for the most cost effective way. The easement would be their first and most desirable choice. It was noted that the most of the drainage that currently runs through Johnson's property and Knabel's would be eliminated with the development. The pond or the storm water are the options available

to the EDA. Most of the water from the development will go to the north and down 5th St NE. Barb will get back to Jerome on Friday with her answer regarding the easement.

Minutes

Motion by Mark, seconded by Greg to approve the August 4, 2005 minutes. Motion carried.

Financials

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

Tourism Budget

After some discussion on the tourism budget increase. Motion by Mark, seconded by Steve to increase the tourism budget \$2,000 to \$22,000. Motion carried.

Development Project

Jerome informed the board that we will close on the bus property as soon as the TIF amendment is approved allowing us to purchase the property, which will after the November council meeting. A letter had been sent to Susan Giblin for Arlo's property. Sherry or Roxanne will be meeting with her on the weekend to discuss. Discussion was held regarding Tri-County and where to relocate them, since they would be unable to relocate in the industrial park due to the DEED infrastructure grant. Suggested talking to Tri-County and see what size of building they would be looking at, to see if the locations of NW of the city shop on the city land or if the soon-to-be empty county shop location would be acceptable locations. Greg will talk with county commissioner Marc Prestby to see what the plans are for the county regarding the county shop. Jerome and Cris will discuss with Tri-County some possible options and their needs.

Roger Newell Building

A letter was reviewed that would be sent to Roger regarding the EDA's interest in purchasing his building. It was recommended that we take some pictures of the building and similar building's that were purchased (Rhinerson, Love, etc) and send him a letter expressing our interest with a deadline for correspondence. The consensus was to not include a price for purchase at this time.

Allan Dahl

Jerome and Cris updated the board regarding a recent meeting they had with Allan Dahl regarding his building on Center St. Allan expressed an interest in completing the project using the commercial rehab fund, as well as any other funding sources. Jerome and Cris will meet with him giving him the options of TIF, commercial rehab, and revolving loan. The consensus was to have Jerome and Cris develop the pool of those options together and meet with Allan. They would be close to \$50,000 (half the cost of the project).

Heritage Grove

The 2006 Heritage Grove budget was reviewed. After some discussion, regarding costs related to occupancy and cash flows, motion by Roxanne, seconded by Greg to approve the 2006 Heritage Grove budget. Motion carried.

KTTC

Jerome informed the board that KTTC would like us to renew. Jerome mentioned that it is too difficult to tell whether the commercials increased business or caused people to come or move to Harmony. Jerome and Cris will send letters to businesses to gather their input to have a basis for renewal.

Housing Incentive Policy

Was tabled until next meeting.

Website

A list of website names were reviewed. Motion by Roxanne, seconded by Steve to proceed with www.harmonymn.us and www.harmonyminnesota.us website name. Motion carried. Steve suggested registering those names on GoDaddy.com., rather than having GovOffice register the sites to save costs.

Business Subsidy Law

Was tabled until next meeting.

Prospects

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

At 7:15 pm motion was made by Roxanne to adjourn, seconded by Steve, motion carried.