

Harmony EDA Minutes

December 7, 2006
4:00 p.m.

Meeting Room
Heritage Grove

Present: Sherry Hines, Mark McKay, Steve Cremer, Roxanne Johnson
Present: Jerome Illg, Cris Gastner

Meeting was called to order 4:05 p.m. by Sherry Hines.

Heritage Grove

Mike Maher introduced Tina Peters, RN and Deb Long, Housing Manager to the EDA. The operations report was reviewed for November along with a revised 2007 budget. Mike was asked to review procedures for filing of emergency medical records.

Slim

Based on October's meeting, Slim indicated that he would be current with payments on his loans as of December 1st. He was not, and requested that interest only payments for Dec. 2006 to Jun 2007 with the payoff being within the terms, thus higher payments towards end of note. Motion by Roxanne, seconded by Steve to revise the payment schedule for interest only Dec 2006 to June 2007. Motion carried.

Minutes

Motion by Steve, seconded by Mark to approve the November 2nd minutes. Motion carried.

Financials

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

Henry Becker

Discussion was held regarding Henry Becker's proposal to buy 1 lot in the industrial park for storage units. He would pay the assessments and lot price. Cris has been in correspondence with DEED regarding grant allowing for that in phase 1. Should it not be allowed, EDA will explore option of selling land in phase 2. Consensus was that EDA would sell lot to Henry Becker for storage units.

Downtown Redevelopment

Cris updated the board on the status with the Hoiness'. Cris indicated that a developer is still interested in putting up a building.

Jerome mentioned that he is still awaiting the building assessment reports. Once the results are known, we will obtain contractor bid prices for abatement.

Mobile Home Park

Allan Dahl was present to discuss the mobile home park site regarding the current infrastructure condition. He asked the EDA's permission to dig and examine the current condition as a way of utilizing the existing infrastructure to alleviate development costs to make the project economically viable. Consensus was it was okay to dig and assess the infrastructure, along with Allan putting together some plans for prospective homes.

Harmony Tourism

Mark Bishop and Ralph Beastrom were present to discuss the tourism budget for 2006. They explained the programs and how the dollars were sent for 2006. They also explained the goals for 2007.

Jerome and Cris wanted permission to put a full page ad in the visitor guide for 2007. Motion by Roxanne, seconded by Steve to put a full page ad in the visitor guide, while trying to obtain a prime page. Motion carried.

KTTC Contributions

Contributions were discussed. The EDA board members will be contacting the business community to solicit for KTTC donations.

Revolving Loan

The revolving loan committee recommends approval for a revolving loan of \$17,500 (4% over 5 years) to purchase equipment and building (Harmony Repair Service) for Harry Wahl and Shelley Whitehill. The maximum amount that would be spent on the equipment would be \$12,500. The applicant is working through bank financing at this time. The bank wanted a commitment from the EDA that we would assist also. Mark wanted assurance that background (credit) checks would be done.

Motion by Mark, seconded by Steve to recommend to city council approval of revolving loan, once they have determined financing necessary. Roxanne abstaining. Motion carried.

Sherry left meeting.

The revolving loan committee recommends approval for a revolving loan of \$25,000 (4% over 7 years) to purchase restaurant equipment (On The Crunchy Side) for Lisa Miller and Miles Petree. They would be adding 3-5 FTE's within 24 months. They are looking at opening a restaurant. Mark wanted assurance that background (credit) checks would be done

Motion by Roxanne, seconded by Steve to recommend to city council approval of revolving loan. Motion carried.

At 6:05 pm motion was made by Steve to adjourn, seconded by Roxanne, motion carried.