

Harmony EDA Minutes

August 3, 2006
4:00 p.m.

Council Room
Community Center

Present: Sherry Hines, Steve Cremer, Greg Turner, Mark McKay
Also Present: Jerome Illg, Cris Gastner

Meeting was called to order 4:10 p.m. by Sherry Hines.

Greg handed in resignation. Greg left meeting.

Minutes

Motion by Steve, seconded by Mark to approve the July 6th. Motion carried.

Board Position

Sherry read Greg's resignation letter. Motion by Steve, seconded by Mark, to accept Greg's resignation with regrets and thanks effective immediately, due to Greg not living or working in Harmony. Motion carried.

Motion by Steve, seconded by Mark, to recommend to the mayor to appoint Chris Skaalen to fill Greg's term. Motion carried.

Financials

Slim's past due loan was discussed. Cris will talk to Slim to make sure it will be current by the next meeting.

Motion by Steve, seconded by Roxanne to approve claims and financials with the addition of \$3,405.25 to R&J Woodgoods for tables and chairs at Heritage Grove (dollars to come from remaining construction fund). Motion carried.

Letter from First Southeast Bank was reviewed in regards to subordination of Clarissa Hughes residential rehab loan. Motion by Steve, seconded by Mark to subordinate Hughes rehab loan. Motion carried.

Downtown Redevelopment

Cris updated the board on the ongoing discussions he has had with the Hoiness'. The Hoiness' will be putting together information regarding the Harmony store. Cris will assist them in determining financial benefits of new store. Cris discussed the DEED grant that received funding, with utilizing private and public dollars for matching for site acquisition, demolition, site prep, etc. It was the thought to utilize it for assisting for a parking lot, making it public parking, with the store utilizing it. Cris discussed the grant with Brad. It was the consensus of the board to proceed with discussions.

Discussion occurred regarding clean-up of site. Jerome has been in contact a couple of local companies for estimates. There will need to be an assessment done to determine if there is any contaminated building material. Minnowa Construction has recommended a firm to do the assessment. Motion by Steve, seconded by Mark, to spend up to \$2,000 (TIF) to do assessment of buildings. It was also recommended to look at contractor that assessed prior Heritage Grove site.

Jerome will check with Nethercut regarding legality of items being removed from Wahl property prior to possession to determine responsibility.

Roxanne joined meeting at 4:45 pm.

Housing Incentives

Cris and Jerome discussed the housing incentive policy. Some minor concerns and changes were made. Consensus of EDA was to have council adopt incentives to allow the EDA to market them.

2007 Budget

Jerome discussed with the board the options for the 2007 budget. Discussion occurred on the KTTC ads for next year along with the housing incentives to keep our budget to minimal increase. Fundraising options were discussed for either the KTTC ads or housing incentives. More discussion will occur at the next meeting and roundtable meeting. It was the consensus at this time to budget for housing incentives and KTTC ads.

Mobile Home Park

The DEED grant has been submitted for the mobile home park.

Roundtable Meeting

It was consensus to have the next roundtable meeting on September 20.

Revolving Loan

The board discussed a revolving loan application. However, due to the loan committee, not having the opportunity to review the loan. It was the consensus to have loan committee review the loan. Steve was appointed to the loan committee because of Greg's resignation. The EDA will meet 8/8/06 at 4:30 pm to discuss revolving loan for action at council meeting that evening.

Haugerud Painting

Discussion occurred regarding Haugerud Painting building additional building on east half of lot prior to July 31, 2006. Due to the deadline expiring, Jerome was authorized to do whatever legally necessary to obtain east half of lot back.

Heritage Grove

Management company wanted direction to prepare 2007 budget. Consensus of board to proceed with management companies recommendations and come to the next meeting to discuss.

Prospects

Cris gave an update on prospects that he is currently working with.

Due to schedule conflicts, the next regular EDA meeting will be August 31, 2006 for September meeting.

At 6:10 pm motion was made by Roxanne to adjourn, seconded by Mark, motion carried.