

Harmony EDA Minutes

March 15, 2007
4:00 p.m.

Council Room
Community Center

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

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

Heritage Grove

Mike Maher discussed the February financials. He discussed the back door by memory care with the cement heaving. He will be obtaining contractor prices to repair. He mentioned a generator was bought so the facility would have heat during a power outage.

Minutes

Motion by Steve, seconded by Mark to approve the January 31st minutes. Motion carried.

Financials

Motion by Roxanne, seconded by Steve to approve claims and financials. Motion carried. It was noted Slim has paid balance due.

Mobile Home Park

Discussion was held on the direction board was heading with development at the site. Jerome shared a spreadsheet with the costs spent so far.

Downtown Redevelopment

A memo was reviewed regarding the demolition and abatement costs for the building. Jerome recommended hiring Minnowa Construction to demo the buildings for \$26,900, Asbesbego to abate the Category II asbestos & change order for floor tile for total of \$8,653, and Veit for disposal of demolition materials for \$365 per 30 yd dumpster with funds from TIF District #1.

Motion by Mark, seconded by Steve to approve the recommendations for removing the buildings. Motion carried.

Cris updated the board on the status with a current business owner. Cris indicated that a developer is still interested in putting up a building and the developer has now met the owner.

Allan Dahl arrived at the meeting 5:00 p.m.

Mobile Home Park

Allan shared a drawing plan for the development in the park. He is trying to maximize the space. Concerns were raised over property boundaries. Allan and Jerome will review

court records. Consensus was that we were proceeding ahead with development to occur on the site.

Revolving Loan

The revolving loan committee recommended approval for a revolving loan of \$7,000 over 7 years at 4% for someone purchasing the fitness facility. Discussion occurred over deviating from the revolving loan guidelines for 20% owner equity in the project. Given the current business was cash flowing, it will be a local owner, and the potential of the business, the EDA was comfortable deviating from the criteria.

Motion by Mark, seconded by Steve to recommend to the city council approval of the loan. Motion carried.

Marketing

Cris presented a proposal from an ad agency to develop a 30-second commercial for our housing program. The ad agency will attend the next meeting to present plan.

Housing Incentives

Cris and Jerome discussed the bank's interest in developing an incentive to market with our housing incentive. Discussion occurred that they could reference our incentive, but that we could not promote theirs over any other business'.

Job Fair

Cris explained that Work Force Development, Inc. and Fillmore Central School are holding the career day on March 23rd to illustrate to high school students that opportunities do exist in southeast Minnesota for them once they graduate from high school and college.

Meeting Schedules

The joint EDA/Council meeting will be March 20.

At 6:30 pm motion was made by Roxanne to adjourn, seconded by Steve, motion carried.