

Harmony EDA Minutes

May 3, 2007
4:00 p.m.

Council Room
Community Center

Present: Sherry Hines, Steve Cremer, Chris Skaalen, Roxanne Johnson
Present: Jerome Illg, Cris Gastner

Meeting was called to order 4:00 p.m. by Sherry Hines.

Minutes

Motion by Roxanne, seconded by Steve to approve the April 5th minutes. Motion carried.

Financials

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

Mark McKay arrived at 4:15 pm.

Heritage Grove

Financial report was reviewed for March 2007. It was noted financials will need to be reviewed due to vacancies.

Jeff Webster correspondence was reviewed. Miscommunication had occurred. Consensus was to have Jeff Webster finish the brochure as long as he finishes it the way we want in the hours that we were billed and finished the way we want. We will order approximately 500 brochures.

Additional estimates are being obtained from contractors to repair the sidewalk in front of the memory care door.

Steve raised concerns about our role as an EDA and management company's role. The management contract will be reviewed at the next meeting.

Downtown Redevelopment

Jerome mentioned that Asbesbegon has abated the asbestos on the buildings. The demolition of the buildings will be happening soon.

Cris presented a proposal that the developers would like to do a market study. They wanted to know if the EDA would assist financial in the market study that would cost about \$5,000-\$8,000. Discussion occurred on how to be reimbursed between the EDA and the developer based on the market study results.

Motion by Roxanne, seconded by Chris that the EDA would split (50%-50%) the cost of the market study and if the results are negative to build and the developer does not build. We would reimburse developer (50%), thus the EDA would be paying 100% if any other scenario were to occur. Motion carried.

Mobile Home Park

Allan Dahl explained his plan for the mobile home park. The south property line was discussed as far as access off of the alley. An adjacent property owner owns the property west of the alley that would be conducive for making an alley that would be more desirable for access for Allan's plan to access a garage, however a current building would be in the way to continue the alley straight through to the west for access to additional properties. Discussion occurred to see if adjacent property owner would sell or give us an easement to utilize the property for an alley access for Allan's plan. Roxanne will talk to the adjacent property owner and report back.

Industrial Park

A developer is interested in purchasing a lot in the industrial park to develop storage units on Block 2, Lot 1. The developer understands that the lot price is \$12,000 plus assessments. Jerome will schedule a public hearing to the sell the lot and develop a development agreement with the developer. Mark wanted assurance that it would be permanent buildings for storage and not portable storage units. Jerome will confirm and schedule public hearing, and approval of development agreement at the next EDA meeting.

Mark-It-Advertising

Cris discussed that the estimate from Mark-It advertising included 6 hours of footage and editing. In contacting KTTC, we could rotate this commercial in with our current commercials at no cost. Mark-It is planning to do footage on May 17 or May 31. Cris will send information to board for input on footage. Also, Roxanne will be on the committee, with Jerome and Cris to assist with footage, intent of commercial, script, etc.

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