

## **Harmony EDA Minutes**

September 6, 2007  
4:00 p.m.

Council Room  
Community Center

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

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

### **Heritage Grove**

Mike and Tim presented the 2008 budget. Discussion occurred regarding how vacancies affect the cash flow. Mike is recruiting for an RN since Tina Peters will be leaving soon. Mike stated that the carpet is tore in memory care by the table. He presented cost estimates to repair with ceramic tile or carpet. Consensus was to proceed with repairs with ceramic tile.

### **Minutes**

Motion by Roxanne, seconded by Mark to approve the August 2nd minutes. Motion carried.

### **Financials**

Discussion occurred regarding Slim's payment for his revolving loans. Jerome requested on behalf of Slim to make his loans due on the 15<sup>th</sup> of the month instead of the 1<sup>st</sup>. Consensus was to allow change with late fee to be enforced if paid 10 days late.

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

### **Downtown Redevelopment**

Cris informed the board that he had submitted the grant application for the redevelopment project by August 1<sup>st</sup>.

Cris updated the board on meetings he has had with the developers. Due to the devastating flood damage in the area, the developers are evaluating their business direction.

### **Business Expansion**

Dennis Solberg explained his plan for business expansion. Discussion occurred regarding financially assisting with quiet title work for business to expand while complying with the zoning ordinance. There would be a development agreement drafted that the business would build a building and create job(s) should we assist financially. Consensus of the board was to develop agreements as an incentive.

### **Budget**

The 2008 EDA budget was reviewed. Discussion occurred regarding the need to levy additional dollars on Heritage Grove. Consensus was to leave budget as presented.

Motion by Mark to raise rent and services 3% at Heritage Grove effective January 1, 2008. Motion died for lack of second. Consensus was to review possible rent increase at the October meeting.

### **Industrial Park Lot**

A proposed development and purchase agreement were reviewed for Henry Becker for his potential development in the industrial park. It was tabled due to the developer dealing with the devastating flood damage in the area. The developer are evaluating their business direction.

### **Mark-It-Advertising**

Mark-It advertising's draft commercial was reviewed. EDA members had comments and suggestions for some minor changes. Cris will have Mark-It make changes.

### **Prospects**

Cris discussed some prospects.

At 6:15 pm motion was made by Roxanne to adjourn, seconded by Mark, motion carried.