

Harmony EDA Minutes

January 10, 2008
4:00 p.m.

Council Room
Community Center

Present: Sherry Hines, Roxanne Johnson, Steve Cremer
Present: Jerome Illg, Cris Gastner, Mike Maher, Allan Dahl

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

Heritage Grove

Mike Maher was present to introduce Kristi Kiehne as the resident manager. The January operations report was reviewed. Mike Maher discussed charging for rent and services when residents are in the nursing home for a period of time. If a policy change is made, then we would need to change the leases. Mike wanted approval for a time clock and a computer upstairs.

Allan Dahl

Allan Dahl was present to discuss his development agreement and the mobile home park. He withdrew from the development agreement and his interest in the mobile home park.

Industrial Park Development

A developer is interested in buying a lot in the industrial park to build an antique mall. The building would be approximately 12,000 sq ft. The developer wants to reside in the business. However, based on the city's zoning ordinance, this may not be possible without city council approval for a special exemption, as it goes through the planning and zoning process. Also, signage for the building is important as to attract customers along Hwy 52. The building covenants currently restrict certain types of signage. Consensus was to start planning and zoning process, since it is important to the project occurring. Also, will be discussed at joint meeting with council at the end of January.

Minutes

Motion by Roxanne, seconded by Steve to approve the December 6th & 13th minutes.
Motion carried.

Financials

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

Heritage Grove

Consensus was to purchase a time clock and desktop computer for upstairs. Also, consensus was to not make any changes at this time for rent and service changes for short-term vacancies. It will be discussed with the full EDA board.

Mobile Home Park

Jerome and Cris discussed an option for development on the mobile home park. Unfortunately, to maximize the property to build the most homes, would involve a large infrastructure cost that neither the city nor the developers would want to incur. Discussion occurred developing 2-3 lots off of 5th St NE, which has adjacent infrastructure, which would require minimal cost to extend. The remaining land would then be sold. Discussion occurred regarding price. Consensus was to discuss with a full board along with knowing the costs incurred on the site as well as the size at the next meeting.

Solberg

A development agreement was reviewed with Solberg Welding. Motion by Roxanne, seconded by Steve to approve the development agreement. Motion carried.

Downtown Redevelopment

We received the DEED grant for assistance of redevelopment of the site. Cris has talked with the developer.

Marketing

Cris presented some information regarding utilizing a LaCrosse TV station to develop commercial(s) along with utilizing the matching dollars with MN tourism. It was noted that we would own the footage and commercials produced. Also, the production would be included in the price. Consensus was to have station put together a proposal. Discussion occurred regarding KTTC advertising. Consensus was to not renew KTTC TV ads at this time.

Meeting Times

Discussion occurred regarding EDA meeting times that would work better for the current board members. Consensus was that morning meetings would be better. The meetings will be the first Thursday of each month, starting at 7:30 am.

Election of Officers

Consensus was to table until a full board was present.

Joint Meeting Preparation

The annual joint meeting with the city council will occur on January 29th at 7 pm. Jerome will email to the board members a list for discussion topics prior to the meeting.

Roundtable

It was noted that the roundtable meeting will be on January 16 along with the newly-formed Harmony Area Chamber of Commerce.

Prospects

Cris discussed some prospects.

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