

Harmony EDA Minutes

November 6, 2008
7:30 a.m.

Council Room
Community Center

Present: Sherry Hines, Roxanne Johnson, Linda Grover, Chris Skaalen, Steve Cremer
Present: Jerome Illg, Cris Gastner, Jill Fishbaugher, Steve Donney

Meeting was called to order 7:35 a.m. by Sherry Hines.

Minutes

Motion by Steve, seconded by Linda to approve the October 2nd minutes. Motion carried.

Financials

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

Heritage Grove

Heritage Grove bond refinancing was discussed. There will be joint meeting with the council on Nov. 10th to discuss competitive bond sale results.

Operations report for October was reviewed.

Discussion occurred regarding the bond payment for December. Motion by Chris, seconded by Steve to transfer up to \$30,000 (from remaining bond & construction funds) to alleviate cash shortage situation for December bond payment. Motion carried.

Chamber

Jill Fishbaugher mentioned that the Chamber would like to have meeting with the EDA to discuss items that the Chamber and EDA are doing as to not compete against each other. Sherry, Steve and Cris were appointed to a committee to meet with the Chamber.

Revolving Loan

The loan committee presented a revolving loan request for a business that purchased a currently vacant building and is going to rehab the building for office space/retail. The loan would be \$17,500 at 4% for seven years, with interest only payments for the first 6 months. Motion by Roxanne, seconded by Linda to approve loan. Motion carried. Chris abstained.

Heritage Grove Management

Cliff Johannessen, the president from the Harmony Community Healthcare Board was present to discuss the management of Heritage Grove. They currently have an interim administrator. Board members shared their concerns regarding the role of the management. Cliff will have the interim administrator and Tim attend the December EDA meeting to discuss Heritage Grove management.

Housing Incentives

The Housing Incentives were reviewed and discussed. At prior meetings, there was discussion regarding possible implementation of business incentives. Consensus was that we currently have some business incentives in place. Discussion occurred regarding the housing incentives. Consensus was to eliminate the purchase existing incentive, with the new home construction containing the waiving of fees along with trees, and eliminating the \$2,000 Harmony dollars. The Housing Improvement program would only contain the waiving of the permit, along with the incentive for energy efficiency improvements. Discussion occurred regarding the chambers prior request for using EDA marketing budget to assist in funding a chamber position. Consensus was not at this time.

SEMDC

Discussion occurred regarding SEMDC contract. The council wanted the EDA to cut the contract from 5 days/month to 4 days a month. EDA members felt very strongly about keeping the same number of days since they had cut the housing incentives more than the contract change would. Motion by Steve, seconded by Roxanne to approve the contract for 5 days/month. Motion carried. Sherry and Linda abstained.

Hammell Equipment

Cris discussed Hammell Equipment's request to lease some space in the industrial park to assist in selling equipment. Consensus to prepare a lease with Hammell equipment with an 60-90 day opt out clause and 1 year term.

At 9:30 a.m. motion was made by Chris to adjourn, seconded by Steve, motion carried.