

## **Harmony EDA Minutes**

February 7, 2008  
7:30 a.m.

Council Room  
Community Center

Present: Sherry Hines, Chris Skaalen, Steve Cremer, Linda Grover  
Present: Jerome Illg, Cris Gastner, Jean Ingvalson, Allan Dahl

Meeting was called to order 7:30 a.m. by Sherry Hines.

### **Revolving Loan**

James Hellum was present to request his revolving loan have interest only payments for 6 months. Motion by Chris, seconded by Steve to allow interest only payments for 6 months. Motion carried.

### **Minutes**

Motion by Steve, seconded by Sherry to approve the January 10<sup>th</sup> minutes. Motion carried.

Roxanne arrived.

### **Financials**

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

### **Mobile Home Park**

Discussion occurred regarding development options for the former mobile home park site. Based on the discussion at the Joint EDA/Council Meeting, there should be a strategy and timeline for the former 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 5<sup>th</sup> St NE, which has adjacent infrastructure, which would require minimal cost to extend. The remaining land would then be sold. Discussion occurred regarding selling the property and the price. Motion by Linda, seconded by Roxanne to advertise request for proposals to develop potential residential lots on the site with a plan deadline by March 31, 2008. Motion carried.

### **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. Motion by Chris, seconded by Linda for a support from the EDA board for the project as it goes

through the planning and zoning board and city council. Motion carried. A letter of support will be drafted.

### **Downtown Redevelopment**

We received the DEED grant for assistance of redevelopment of the site. Cris has talked with the developer. Discussion occurred about extending the decorative street lights along Center St each direction (east and west) to 1<sup>st</sup> Ave from Main Ave. Jerome will have Morem Electric submit a quote for the project for the next EDA meeting.

### **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 about possible utilizing an Austin station for marketing. Cris will gather additional options for the next EDA meeting.

Jerome presented an option from KTTC to advertise on their CW channel. Consensus of board was that they were not interested at this time.

Cris presented information from that Historic Bluff Country is working with the Department of Tourism on a crisis grant. The grant would assist with advertising the area that it is open to tourism and commerce and that the flood effects are over. They are asking for matching dollars. Motion by Roxanne, seconded by Chris to contribute \$500 to the grant program.

### **Heritage Grove**

Mike Bubany was present to discuss refinancing the debt of Heritage Grove, since the bonds are callable on 12/1/08. Mike discussed the options for refinancing the debt; advance refunding, current refunding, assigning debt, etc. Consensus was monitor interest rates leading up to refinancing date.

Lease changes were discussed. Consensus was for Mike to attend next meeting to present proposed changes for review to charge for short-term vacancies for rent and services.

### **Election of Officers**

Motion by Roxanne, seconded by Steve to nominate Sherry for President. Motion by Linda, seconded by Chris for nominations to cease. Motion carried.

Motion by Chris, seconded by Steve to nominate Linda for Vice-President and Roxanne for Treasurer. Motion by Steve, seconded by Chris for nominations to cease. Motion carried.

Roxanne and Chris will be on the Heritage Grove liaison committee. The revolving loan committee will be Steve, Sherry, Cris, and Jerome.

### **Joint Meeting Preparation**

Consensus was that the annual joint meeting with the city council that occurred on January 29<sup>th</sup> at 7 pm went well.

### **Roundtable**

It was noted that the roundtable meeting on January 16 along with the newly-formed Harmony Area Chamber of Commerce was well attended with good discussion.

### **Prospects**

Cris discussed some prospects.

### **Residential Rehab**

Chris discussed a residential rehab loan for a property that is in the process of foreclosure. The bank has a first position, with the residential rehab loan having a second position. If the bank were to foreclose on our loan, we would not obtain anything for the rehab loan. Chris left the meeting.

Motion by Linda, seconded by Steve to accept \$1,000 for our willingness to sign off on the loan to avoid foreclosure and obtaining nothing on the loan. Should the property resell for more than the banks loan, we would receive the difference. Motion carried.

At 9:20 a.m. motion was made by Roxanne to adjourn, seconded by Steve, motion carried.