

Harmony EDA Minutes

March 6, 2008
7:30 a.m.

Council Room
Community Center

Present: Roxanne Johnson, Chris Skaalen, Steve Cremer, Linda Grover
Present: Jerome Illg, Cris Gastner, Eric Rhinerson

Meeting was called to order 7:30 a.m. by Linda Grover.

Public Hearing for Industrial Park Lot Sale

Linda opened the public hearing to discuss the proposed lot sale. No one was present to discuss to comment on the lot sale to Jean Ingvalson. Linda closed the hearing.

Minutes

Motion by Steve, seconded by Chris to approve the February 7th minutes. Motion carried.

Financials

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

Revolving Loan

Stanley Maroushek's revolving loan delinquency was discussed. Jerome will talk to him. Comments were shared on future loans to structure payments according to business cash flow as a way of avoiding delinquency.

Commercial Rehab Loan

Eric Rhinerson requested assistance to work with him as he sells his business. He has commercial rehab loans outstanding. The EDA will review the commercial rehab guidelines and continue to work with him as he sells his business.

Heritage Grove

Mike Maher was present to discuss Heritage Grove. He shared the brochure that was completed. The operations report was reviewed for February. The proposed lease changes were reviewed for rent and services, as far as charging during periods of vacancy. Consensus to market facility with rent and services being an exclusive one price, but for internal accounting to have them be separate.

Mobile Home Park

Jerome mentioned that the ads were placed for the former mobile home park site. Some interest has been generated in the property. Proposals will be accepted until March 31, 2008. They will be reviewed at the April meeting.

Linda left meeting.

Industrial Park Development

Jean Ingvalson has requested assistance for her project. Based on the proposed building plans along with the estimated taxable value, tax abatement and TIF were reviewed. Cris and Jerome recommended TIF due to the flexibility and increment that the city will receive. Consensus was to recommend TIF approval to the city council for this project.

Downtown Redevelopment

We received the DEED grant for assistance of redevelopment of the site. Jerome requested approval to discuss with engineer plans to install parking lot based on the grant received. Also an estimate was reviewed for extending the decorative street lights along Center St each direction (east and west) to 1st Ave from Main Ave. Motion by Chris, seconded by Steve to recommend proposal to city council for approval. Motion carried.

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.

Prospects

Cris discussed some prospects.

At 9:00 a.m. motion was made by Roxanne to adjourn, seconded by Steve, motion carried.