

Harmony EDA Minutes

June 19, 2008
7:30 a.m.

Council Room
Community Center

Present: Roxanne Johnson, Sherry Hines, Linda Grover, Chris Skaalen
Present: Jerome Illg, Cris Gastner,
Chris Johnson, Jim Lutes, Deb Scrabeck

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

Public Hearing was called regarding the sale of the mobile home park.

Mobile Home Park

Discussion occurred regarding the terms of the development agreements that would be necessary, such as timeframes, buildings, tax base etc. Development plans submitted by Chris, Ivan, and Jim were reviewed. Chris stated that he would build a minimum square foot building of 1,000 sq feet. Jim would build a single family or twin home of 1,100 sq ft each of at least \$100,000 market value. Ivan would build a minimum of 40'x40' building. All buildings would be substantial completed by Sept 1, 2009.

Public Hearing was closed at 7:45 am

Mobile Home Park

Discussion occurred on next steps. Once the land survey was complete, purchase agreements and development agreements will be finalized and reviewed by the EDA and then presented to the city council.

Downtown Redevelopment

The parking lot options were reviewed and discussed by the EDA. The EDA felt that doing the parking lot adjacent to the alley could interfere with the redevelopment opportunities. Cris had discussed with Marilyn Gregerson regarding the property that she owned. Cris indicated that she was open to working with the EDA if necessary. Consensus was to have Cris ask for an extension from DEED as well as a change in scope for the grant. The EDA has decided not to pursue the public parking area at this time and try to use the funds for the alley and/or electrical improvements.

Housing Survey Results

The results from the housing survey were reviewed and discussed. Discussion occurred on possible changes to the program. The results will be reviewed and discussed at the next EDA meeting on July 10th, before making possible changes and discussing with the city council for budget time.

Revolving Loan

A revolving loan request was presented from the loan committee for an \$11,000 loan at 4% for 7 years to purchase property downtown. There would be UCC filing on the equipment due to collateral on the building not being adequate. Discussion occurred regarding having applicants attend training for business operations. Consensus was to look at making that part of the revolving loan criteria, but not for this loan.

Motion by Linda, seconded by Roxanne to recommend to council approval of revolving loan with UCC to cover all debt including Small Cities Rehab Loans that were transferred to owner. Motion carried with Chris Skaalen abstaining.

At 9:15 a.m. motion was made by Chris to adjourn, seconded by Roxanne, motion carried.