

Harmony EDA Minutes

June 5, 2008
7:30 a.m.

Council Room
Community Center

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

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

Minutes

Motion by Steve, seconded by Linda to approve the May 1st minutes. Motion carried.

Motion by Roxanne, seconded by Chris to approve the May 22nd minutes. Motion carried.

Mobile Home Park

A counter proposal was reviewed for the north parcel of \$12,000 with a buyer allowance for closing costs of \$2,000. The unused allowance would be refunded to the buyer. The EDA would need to install an updated water and sewer line for the property. The developer has requested waiving fees (hookup charges & permits) or qualifying for the housing incentive program. Those would be finalized through the development agreement.

Motion by Linda, seconded by Steve to accept counter proposal for the north lot of mobile home park from the developer, contingent on south parcel and to prepare a development agreement. Motion carried.

Discussion occurred regarding the terms of the development agreements that would be necessary, such as timeframes, buildings, tax base etc. Jerome and Cris will talk to the developers and determine their plans. There will be a public hearing on June 19th for the land sale.

Rod Johnson

Rod Johnson attended the meeting to discuss his intended purchase of the Rhinerson property (55 Main Ave S). He assumed that the prior request at the last month's EDA meeting approved him for a revolving loan for down payment assistance. He was informed that their needed to be a full application process for the revolving loan. He will meet with Cris to apply for the revolving loan.

Downtown Redevelopment

The design options from Bonestroo were reviewed. Discussion occurred regarding the setback requirements to make sure the parking lot layout would not interfere with the

building space of the lot. The most desirable option appears to be diagonal parking adjacent to the alley. Cris and Jerome will talk to Marilyn Gregerson since she has a lot remaining where the parking lot would go. The parking lot will be tabled until June 19th.

Financials

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

Revolving Loan

Stanley Maroushek's and Harmony Plumbing revolving loan delinquencies were discussed.

Closed Meeting

The EDA went into closed session according to state statute to discuss sale of EDA owned property. Visitors were asked to leave.

The EDA resumed their EDA meeting at 9:15 am.

Present: Roxanne Johnson, Sherry Hines, Steve Cremer, Linda Grover, Chris Skaalen

Present: Jerome Illg, Cris Gastner,

Heritage Grove

Heritage Grove's cash assumption report was reviewed. Discussion occurred about the bonds. Board recommended having Mike attend the next EDA meeting to discuss.

Prospects

Cris discussed some prospects.

At 9:40 a.m. motion was made by Steve to adjourn, seconded by Roxanne, motion carried.