

## **Harmony EDA Minutes**

September 4, 2008  
7:30 a.m.

Council Room  
Community Center

Present: Sherry Hines, Roxanne Johnson, Steve Cremer, Chris Skaalen  
Present: Jerome Illg, Cris Gastner, Mark Bishop, Ralph Beastron, Miles Petree, Lisa Miller, Tim Rieck, Mike Maher

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

### **Heritage Grove**

Tim presented the 2009 proposed budget for Heritage Grove. An operations report was reviewed for August. Mike presented an estimate for emergency medical pendants for residents who need assistance, but cannot get to a pull cord. The estimate was for \$4,680 including 40 pendants. It was tabled until the Roxanne and Chris talk to residents at next meeting. The cash situation at the end of the year was presented by Tim. It will be reviewed again next month.

### **Revolving Loan Request**

Cris presented a request for On the Crunchy Side to delay principal payments on their revolving loan for 6 months to assist with cash flow issues, while the business works through a contractor situation. Motion by Chris, seconded by Steve to have interest only payments for 6 months for On the Crunchy Side. Motion carried.

### **Harmony Area Chamber of Commerce**

Ralph and Mark presented the actual and budget information for the Chamber of Commerce. They would like the EDA to consider allocating it's TV ad budget (\$12,000) in 2009 to help fund a Chamber Director position. The person can serve as an ambassador for Harmony to promote, attract and retain business' in community along with the EDA staff person. Board members are considering the request as they assemble their budget for 2009.

### **Minutes**

Motion by Roxanne, seconded by Steve to approve the August 7th minutes with a minor change. Motion carried.

### **Financials**

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

### **Mobile Home Park**

The development/purchase agreement for Jim Lutes to purchase the remaining parcel of the mobile home park was presented. The developer has signed the agreement. Motion by Chris, seconded by Steve to approve the agreement. Motion carried.

### **Roundtable**

It was noted that the roundtable meeting is September 17<sup>th</sup>.

### **Housing Incentives**

The Housing Incentives were reviewed and discussed.

An application was discussed regarding a relative purchasing a home with the same resident residing in the home as to whether they would qualify for the purchase existing housing incentive. Motion by Chris, seconded by Steve stating that the purchase must be an arms length transaction. Motion carried.

Possible modifications were discussed. It was the consensus that we will suspend the housing incentive program for 2009 and look to focus on business incentives for 2009. The budget will need to have \$15,000 for the housing incentives to handle the obligations for the purchase existing (tax abatement) and possible business incentives.

### **2009 Budget**

The board discussed advertising budget for 2009 along with the chamber's request. It was the consensus to have the amount in the budget for now and they can determine how to allocate at a later date.

### **Heritage Grove Rent**

Motion by Steve, seconded by Roxanne to raise rent and services 3% at the Heritage Grove, effective January 1<sup>st</sup>, 2009. Motion carried.

### **Heritage Grove Budget**

Discussion was held on the need to eliminate the on-going deficit caused by the management company floating payrolls during the periods of debt service payments to use a one-time adjustment of \$15,000. It was recommended to include that in the EDA budget for 2009. EDA members will talk to council members prior to the council budget discussions to explain.

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