

## **Harmony EDA Minutes**

May 7, 2009  
7:30 a.m.

Council Room  
Community Center

Present: Roxanne Johnson, Chris Skaalen, Steve Cremer, Sherry Hines  
Present: Jerome Illg, Cris Gastner

Meeting was called to order 7:35 a.m. by Roxanne Johnson.

### **Minutes**

Motion by Cremer, seconded by Skaalen to approve the minutes from April 2nd. Motion carried.

### **Financials**

Discussion occurred regarding Michelle Miller's delinquent loan and what could be done to place on her credit report. Motion by Skaalen, seconded by Cremer to file small claims paperwork for judgement.

Motion by Hines, seconded by Cremer to approve the claim of \$185 to Harmony Chamber of Commerce for visitor guide ad and financials.

### **Heritage Grove**

Tim Samuelson and Kristi Kiehne were present to discuss the operations report at Heritage Grove. A proposed lease addendum for temporary vacancy for medical reasons was reviewed. Motion by Skaalen, seconded by Hines to approve the proposed lease change. Roxanne mentioned that Heritage Grove's bonus issues were resolved with the management company and employees.

### **Parking Lot**

Jerome updated the board regarding the parking lot and adjacent alley improvements based on the April council meeting discussion and direction.

### **TIF District #1 Discussion**

Jerome and Cris discussed TIF District #1. The TIF district is an old TIF district that will be decertifying by 12/31/11. Due to the age of the TIF district, there is flexibility in how the dollars can be spent. The obligations (debt) of the TIF district can be paid off with the cash reserves, therefore, the remaining 3 years ('09-'11) will be excess increment. According to TIF law, the district would have to be decertified, unless there are additional obligations. The district is currently comprised of properties in the downtown area. The district currently earns approximately \$100,000 in increment every year, thus having \$300,000 for the last 3 years. Jerome and Cris presented a commercial rehab program to utilize part of the funds with the remaining portion to be utilized by the city for some projects. The program has a minimum and maximum investment for TIF funds and ownership funds along with eligible and ineligible uses of the funds. Consensus was

to present the concept of using TIF funds for an EDA program with the city using the remaining part of the funds.

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