

## **Harmony EDA Minutes**

July 9, 2009  
7:30 a.m.

Council Room  
Community Center

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

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

### **Minutes**

Motion by Cremer, seconded by Donney to approve the minutes from June 4<sup>th</sup> with minor edits. Motion carried.

### **Financials**

Discussion occurred regarding Stanley Maroushek's delinquent loan. Motion by Donney, seconded by Hines to send monthly statements/invoices to those loans that are more than one-month delinquent. Motion carried.

Motion by Hines, seconded by Skaalen to approve financials. Motion carried.

### **Revolving Loan & Commercial Rehab Loan Request**

The revolving loan committee presented a revolving loan and commercial rehab program request to rehab a soon to be purchased building in which they would be the landlord and lease to a tenant that would be operating a restaurant. The restaurant tenant is also seeking a revolving loan to purchase equipment, inventory and working capital.

Motion by Hines, seconded by Donney to recommend revolving loan of \$20,000 at 3% over 10 years for landlord to city council with the EDA on insurance policy, second position on mortgage, and personal guarantees from husband and wife contingent on successful purchase of building. Motion carried. Johnson and Skaalen abstained due to conflict of interest.

Motion by Cremer, seconded by Donney to recommend to city council approval of a commercial rehab loan of \$10,000 to landlord for exterior improvements to building. Motion carried. Johnson and Skaalen abstained due to conflict of interest.

Motion by Donney, seconded by Hines to recommend to city council approval of revolving loan of \$25,000 at 3% over 5 years (first 6 months interest only) for tenant with a UCC filing on the equipment owned and purchased, along with a personal guarantees from husband and wife. Motion carried. Johnson and Skaalen abstained due to conflict of interest.

### **Heritage Grove**

Tim Samuelson and Kristi Kiehne presented the operations report for Heritage Grove.

### **Commercial Rehab Program**

Cris and Jerome wanted clarification from the board regarding whether total project costs even though they were ineligible uses for the program could be eligible for the matching dollars of the program. Consensus was that they are ineligible uses are eligible for match as long as they are tangible assets of the property.

### **Marketing/Promotion**

Cris and Jerome discussed that there is marketing/advertising dollars in the budget, to see if the EDA members had thoughts about utilizing them. Jerome presented a program from KTTC for their "On the Road" sponsorship program. They will be doing their show in Harmony on August 7<sup>th</sup>. Motion by Hines, seconded by Skaalen to do one commercial promotion for \$225 with KTTC, with another promotion if another one is necessary. Motion carried.

### **Prospects**

Cris discussed potential prospects.

### **Chamber Update**

Jill Fishbaugher updated the board regarding the chamber activities. Discussion was held on the activities of the July 4<sup>th</sup> celebration.

At 9:20 a.m. motion was made by Donney to adjourn, seconded by Skaalen, motion carried.