

Harmony EDA Minutes

October 6, 2011
8:30 a.m.

Council Room
Community Center

Present: Chris Skaalen, Steve Donney, Roxanne Johnson, Steve Cremer, and Deb Scrabeck

Also Present: Jerome Illg, Chris Giesen

Meeting was called to order 8:35 a.m. by Roxanne Johnson

Minutes

Motion by Scrabeck, seconded by Donney to approve the minutes from September 8th, 2011. Motion carried.

Financials

Jerome gave an update on revolving loans. Past due loans were discussed. There was one payment claim from CEDA for 4th quarter services in the amount of \$6,277.50.

Motion by Cremer, second by Donney to approve financials and pay the claim from CEDA for 4th quarter services in the amount of \$6,277.50. Motion carried.

Commercial Rehab Loan

Giesen presented a commercial rehab request from I Love Antiques in the amount of \$4,000 for roof repair. The loan committee recommends that the rehab loan be approved.

Motion by Donney, second by Scrabeck to approve the commercial rehab loan in the amount of \$4,000. Motion carried.

Chamber

Emily Ellis Nikoloski and Jill Fishbaugher gave the chamber update. They mentioned that the workforce development center funded a high school senior intern for them and that it is working out well. They also reported that Fall Foliage was a success, and that the silent auction brought in about \$800 for Christmas decorations on Main Street.

The Chamber is also beginning its member drive for 2012 and said that there will be three board openings beginning in February.

The EDA thanked the Chamber for their hard work in promoting Harmony.

Skaalen entered the meeting at 9:03

Prospects

Giesen discussed some prospects.

Heritage Grove

Mark Dixon, Kristi Kiehne, and Melissa with Oxford were present to give an update on Heritage Grove.

Kristi gave the operations report. She said the roof work is almost done and the interior work is complete. The website work will be complete soon.

The fire suppression system was inspected and found to be in good working order. It was recommended that it should be checked again in another five years.

There will be a new senior verification through the state that is required for people moving in to senior living facilities. This might cause some confusion for some residents.

Mark and Melissa discussed the proposed 2012 budget with the board. Melissa reported that the change in nursing staffing cause a positive impact on the budget. Payroll improved from \$17,000 to \$14,000, plus a reduction in management fees, under Oxford. Meals for the independent side has had a positive effect on cash flow.

Mark said the rest of 2011 should look like the proposed 2012 budget; September through December should be good.

It was discussed that a \$50 per month rent increase was assumed in the 2012 budget, effective January 1. Mark stated that he does not for see any more significant management adjustments.

Motion by Skaalen, second by Scrabeck to adopt the 2012 budget as presented, with a \$50 per month rent increase effective January 1, 2012. Motion carried.

The sale of the building was discussed, Mark said a letter of intent from a prospective buyer would be forthcoming.

At 9:50 a.m. a motion was made by Scrabeck to adjourn, seconded by Skaalen. Motion carried.