

Harmony EDA Minutes

April 7, 2011
7:30 a.m.

Council Room
Community Center

Present: Deb Scrabeck, Steve Donney, Roxanne Johnson, Steve Cremer
Present: Jerome Illg, Chris Giesen

Meeting was called to order 7:41 a.m. by Roxanne Johnson

Minutes

Motion by Cremer, seconded by Donney to approve the minutes from March 3rd. Motion carried.

Financials

Jerome gave an update on revolving loans. Past due loans were discussed. Jerome had sent invoices to those who were past due.

Motion by Donney, seconded by Scrabeck to approve financials. Motion carried.

Commercial Rehab Loan

Chris Giesen discussed a commercial rehab application from the Country Lodge Inn to replace their current canvass awning with a permanent wooden shelter structure with a shingled roof. The total project cost is \$5,650; the total rehab contribution request was \$2,059.85. Country Lodge has been approved for rehab dollars before and if this request is approved, their building maximum of \$10,000 will be reached. The loan committee reviewed this application and recommended it to the full EDA for approval. Motion by Donney, second by Cremer to approve the commercial rehab request from the Country Lodge Inn in the amount of \$2,059.85. Motion carried.

Chamber

Roxanne gave an update on the beautification committee and their effort to install park benches, garbage bins, and flower pots. The committee will continue to work with the EDA and city to get those items out for the public this summer.

Heritage Grove

Kristi Kiehne, Tim Trimble, Mark Dickson were present to discuss Heritage Grove. Also present were two employees, Terri and Melissa, from Oxford to discuss transitional operations.

Terri discussed the wage increases and explained they felt that they were necessary because the wages were low for the market area for the profession. The new wage levels she explained were now about in the 25th percentile. Terri also discussed the new advantages of their "aging in place" program. She said that now there will be less cases where residents will have to be transferred to a nursing home because Heritage Grove will

have the equipment and trained personnel because a certain level of care is unavailable at Heritage Grove. She explained that “aging in place” allows residents to stay at one location, or “home”, rather than be moved from facility to facility; creating another reason for people to choose Heritage Grove.

Melissa is an accountant with Oxford. She explained some accounting procedures that were done during the transition period. She said that there were some uncollectable accounts receivable that were written off. Further, she said that those uncollectable accounts were misleading in past reports and it was in the best interest to write-off those accounts.

Tim and Mark responded to items from the list of questions that the EDA had asked them. They also discussed the budget. Questions about duplicating maintenance costs were further discussed; Mark and Tim said that they are trying to work out the details but the intention of the floating maintenance technician is to prevent major breakdowns and damage over the long-term. He is also available to do whatever minor work needs to be done while he is in town in addition to routine and preventative maintenance measures.

The entry way progress was discussed. Joe Hahn has looked at the building and recommended additional flashing and ice and water control. He will be drawing up plans to repair outside and inside to prevent from reoccurring.

Kristi Kiehne presented the operations report for Heritage Grove.

Advertising

Giesen presented a quote from Kelley Printing in Preston on a 4’x4’ sign for the downtown commercial lot. Discussion occurred that there should be the EDA contact information and the area of the lot on any sign. It was the consensus of the board that the EDA spend up to \$220 for a 4’x4’ sign to advertise the downtown commercial lot.

Campground

Giesen reported that after a rough estimate on the campground size, there could potentially be enough room for about 25 campsites. This would not include any access roads or accessory structures. Consensus was to refer the campsite proposal to the Park Board.

Prospects

Giesen discussed some prospects.

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