

Harmony EDA Minutes

January 12, 2012
7:30 a.m.

Council Room
Community Center

Present: Chris Skaalen, Steve Cremer, Steve Donney, Deb Scrabeck, and Andy Batstone

Also Present: Jerome Illg, and Chris Giesen

Meeting was called to order 7:36 a.m. by Chris Skaalen

Election of Officers & Committee Appointments

Motion by Scrabeck, second by Donney to elect Chris Skaalen EDA President, Steve Cremer Vice President, and Deb Scrabeck as Treasurer/Secretary. Motion carried.

Skaalen appointed the following committees: Scrabeck and Batstone to the Loan Committee, and Donney and Cremer to the Heritage Grove Committee.

Motion by Donney, second by Cremer to remove Roxanne Johnson from the Heritage Grove accounts and replace with Chris Skaalen. Motion Carried.

Minutes

Motion by Cremer, seconded by Scrabeck to approve the minutes from December 1, 2011, as corrected, and December 15, 2011. Motion carried.

Financials

Illg gave an update on revolving loans. Past due loans were discussed. There were two payment claims. One from Letterwerks for the billboard on the old elevator in the amount of \$1,284 and another from CEDA for 1st quarter EDA services in the amount of \$6,371.50.

Motion by Scrabeck, second by Donney to approve financials and pay the claims as requested. Motion carried.

Chamber

Emily Ellis gave the chamber update. She reported that 60-70 members have renewed their membership for 2012. The chamber will hold their annual meeting on February 15th, 2012 which will include a roundtable discussion.

The chamber is also looking at various new methods of distributing the Visitor's Guide to increase visibility and improve efficiency. 2012 events were also discussed.

It was reported that the chamber website is making progress and close to being complete.

Residential Development

It was mentioned that a prospective developer was interested in building single family homes in the Lutes-Scrabeck Addition. The developer had mentioned that they would not be able to move forward with their project without the assistance of the City, but that it was their intention to build 6 homes on 6 lots in the near future. The board discussed a possible tax abatement to assist the developer, noting that no homes have been built in Harmony over the past two years. Consensus of the board was that they are interested in assisting with home building if it has the potential to significantly benefit the tax base.

Consensus of the board was that while a full project details and a development agreement would need to be in place before any type of incentive could be considered, the EDA would be interested in providing tax abatement to a project such as the one proposed by this developer, provided each house built had an estimated market value of \$150,000 as determined by the county assessor, and that an abatement would only be given on new construction.

Heritage Grove

Mark Dixon and Kristi Kiehne were present to discuss Heritage Grove. Kristi gave the operations report. She said that vacancy is steady and the garages are fully rented. Also, the recipe book sales are going well; proceeds of sales are going towards the activity fund.

Kristi reported that the Minnesota Department of Health inspected the kitchen recently. There were no critical issues identified, but it was recommended that the current cupboards be repaired or replaced with NSF compliant materials as the current cupboards are showing their sign of age.

Kristi also reported that there was a worker's comp claim from an on the job injury and medical bills from someone who was injured in after slipping.

Donney and Batstone reviewed Kristi's health insurance plan and discussed with the board.

The Caring Bridge offer was also discussed. Illg and Giesen discussed their conversation with Mike Bubany about the offer and suggested a few items for the board to consider. The Heritage Grove committee would meet to discuss the offer and make a recommendation for a response to it before the next meeting.

2012 Goals and Objectives

EDA goals and objectives for the year were discussed. The board asked Giesen to bring a list of potential projects for 2012 and to include possible uses for unused TIF 1 funds.

Heritage Grove- Health Insurance Discussion Continued

The health insurance for two employees was discussed again. Consensus of the board was to have the Heritage Grove committee recommend a resolution at the next board meeting.

Prospects

Giesen discussed some prospects.

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