

Harmony EDA Minutes

December 12, 2013
7:30 AM

Community Center
Council Room

Present: Chris Skaalen, Steve Cremer, Steve Donney, and Deb Swenson

Also present: Jean Ingvalson, Kerry Kingsley, Jerome Illg, and Chris Giesen

The regular meeting was called to order at 7:32 AM by Chris Skaalen

Minutes

The minutes of the October 31, 2013 meeting were reviewed. Motion by Cremer, second by Donney to approve the minutes as presented. Motion carried unanimously.

Financial Report

The financial report was reviewed and loans were discussed. Motion by Skaalen second by Swenson to approve the financial report. Motion carried unanimously.

Board Member Open Forum

Giesen presented a comparative tax rate schedule for southeastern Minnesota. The board discussed various opportunities and threats related to future growth in Harmony.

Consensus of the board was to have staff draft options for a residential/housing incentive program for review at the next meeting.

2014 Draft Work Plan

Giesen reviewed a proposed draft work plan for 2014. Consensus of the board was to move forward with the proposed projects but to also to continue to conduct an open forum at the beginning of the meeting to spur additional project ideas.

“Welcome” Brochure

Giesen gave an update on the “Welcome” brochure. He is still waiting to receive quotes back from the vendor.

Industrial Park – Future Development & Phase II

Giesen mentioned that there have been a few prospects that have recently inquired about land either in or adjacent to Phase II in the industrial park. He said that there will naturally be questions that are raised about improvements to 1st and 2nd Avenues NE and how such improvements will be funded. The board discussed at length. Consensus of the board was that should 1st or 2nd Avenue NE need to be extended north, the costs should be calculated into the land price of Phase II and not assessed to any property owner in Phase I. Consensus was that property owners in Phase I had already paid for utility and road improvements with the initial assessment paid at the time of their original purchase from the EDA.

The board discussed alternative financing methods for land in the industrial park, in particular leases and contract for deeds. Consensus was that the board would not be opposed outright to such scenarios and that they would be open to reviewing such mechanisms on a case-by-case basis.

The board also discussed plans for Phase II and potential layouts. Consensus of the board was to have staff work with the City Engineer to develop cost estimates and layout plans for discussion at a future meeting.

2014 CEDA Contract

Giesen presented a contract from Community and Economic Development Associates (CEDA) for 2014 economic development services. The contract rate is \$26,516 for services one day per week plus one extra day per month. Motion by Cremer, second by Swenson to approve the contract as proposed. Motion carried unanimously.

Chamber Report

Jean Ingvalson gave the chamber report. She discussed year end activities and plans for 2014. She also discussed the chamber's budget and reviewed historical financial information from 2011 through 2014 projections.

Prospects/ Community Update

Giesen gave an update on prospects.

Adjournment

Motion by Donney, second by Swenson to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 9:25 AM. The next regular meeting will be on January 9, 2014 at 7:30 AM at the Community Center.