

Harmony EDA Minutes

March 6, 2014
7:30 AM

Community Center
Council Room

Present: Steve Donney, Deb Swenson, Andy Batstone, and Kerry Kingsley

Also present: Emily Ellis, Jerome Illg, and Chris Giesen

The regular meeting was called to order at 7:39 AM by Steve Donney.

Minutes

The minutes of the February 6, 2014 meeting were reviewed. Motion by Swenson, second by Kingsley to approve the minutes as presented. Motion carried unanimously.

Financial Report

Giesen gave the financial report. Past due loans were discussed. The board discussed donating the proceeds of the Residential House Donation from Wells Fargo, to the Harmony Area Community Foundation. It was discussed that there might be some outstanding costs associated with the project and that because of this the board should withhold some funds until they are certain all expenses have been covered. Motion by Swenson, second by Donney to donate \$35,000 of the proceeds from the Residential House Donation from Wells Fargo to the Harmony Area Community Foundation, with any remaining balance to be donated to HACF 9/1/14. Motion carried unanimously.

Residential Housing Incentive

The board discussed at length options for a residential building rebate program. Consensus was to create a program that gave rebates based on the home's estimated market value, as according to the county assessor. The minimum rebate would be \$5,000 and the maximum would be \$12,000. The new construction must have a minimum of \$125,000 of assessed value to qualify. The rebate would be issued when 100% of the building exterior was complete. The loan committee will review all applications and recommend whether or not a certain portion of the rebate be held back until the final county assessment for those applications that fall close to cutoffs of the sliding rebate scale. The rebate fund would be replenished by the increased tax base of the new houses over a period of 5 years and be available for future rebates. Motion by Swenson, second by Kingsley to recommend that the City Council approve the establishment of a residential rebate program as discussed. Motion carried unanimously.

Chamber Report

Emily Ellis gave an update on projects and happenings at the Chamber of Commerce.

Prospects/Community Update

Giesen gave an update on prospects. He mentioned that a developer, The Overland Group has expressed interest in purchasing land in the industrial park for the construction of a Dollar General store. He anticipated that they would send a purchase offer in the next few days, contingent upon getting an additional access to the park from MnDOT.

Adjournment

Donney adjourned the meeting at 9:20 AM.