

Harmony EDA Minutes

March 5, 2015
7:30 AM

Community Center
Council Room

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

Also present: Jill Fishbauger, Becky Hoff, Jerome Illg, and Chris Giesen

The regular meeting was called to order at 7:32 AM by Steve Donney.

Minutes

The minutes of the February 5, 2015 and February 18, 2015 meetings were reviewed. Motion by Swenson, second by Kingsley to approve the minutes as presented. Motion carried unanimously.

Financial Report

The status of loans were discussed. Illg mentioned that the KNR Properties loan, which was set up with a contract for deed to purchase 35 Main Ave. S, Harmony; the property taxes for 2014 were delinquent and payments on the loan were also several months behind. The board discussed at length. Illg discussed information from the city attorney regarding the process to repossess a contract for deed property which he reported as straightforward considering the issues involved. The board discussed several options; consensus of the board was that the delinquent property taxes must be brought current. Motion by Donney, second by Batstone to pay Fillmore County all delinquent property taxes and penalties owed on the property immediately in the amount of \$2,159.31 and to further assess the borrower's repayment status in 60 days. Motion carried unanimously.

The board discussed whether or not to initiate the process to repossess the property via the terms outlined in the contract for deed. Illg reported that it would be a 60 day notice to the borrower. He also said that if repossessed, the board will have to discuss the status of tenants, if any, and determine how to proceed with the building's operations and maintenance. The board concurred. Motion by Donney, second by Swenson to initiate the 60 day notice period to repossess the contract for deed property located at 35 Main Ave S, Harmony. Motion carried unanimously.

Member Open Topic Discussion

There was no open topic discussion this month.

Chamber of Commerce Report

Becky Hoff gave the chamber report. She said that she was busy finishing grant reports and testing new programs to send e-newsletters so that the process can be more efficient. She said that 4th of July planning was set to begin soon and that 2015 marketing activities were being set, including MPR ads and other events. The Visitor's Center will open in April.

Joint Meeting Next Steps

The board reviewed the joint meeting that occurred on February 18, 2015 with the city council and school board. The board discussed at length, but focused on opportunities to attract a day care facility and establishing a career fair for high school students. The

board also discussed joint marketing opportunities. The board discussed each item at length, especially options for attracting a day care center. Consensus was that staff should develop a community survey regarding the need for a day care center, talk with those interested in moving forward with such a facility, discuss with the school district early childhood education coordinator, and investigate conducting a market study.

The board also discussed holding the first career awareness fair in March of 2016 and that staff should coordinate with the school district.

Telepharmacy Issue

Giesen presented a joint letter from state representative Greg Davids and state senator Jeremy Miller that was sent to the state board of pharmacy in regards to Sterling Drug's variance request to install telepharmacy equipment in Harmony. Giesen said that there was no new news on this issue otherwise but that the variance hearing is scheduled for April. He would keep board members advised of further developments.

Industrial Park Lot Sale to City for Well Project

Illg mentioned that because of the financing and grant award involved with the new municipal well #3 project, the City of Harmony would need ownership control of the site of the well and pump house; Block 2, Lot 1, Harmony Industrial Park. The board discussed how much of the lot should be sold and whether or not it should be sold at or below market rate. Because the well and pump house and future water tower will not need the entire parcel, the board wished to only sell the land needed. Motion by Donney, second by Deb to determine the amount of land needed for the construction project and then pro-rate the cost of land and assessments to develop a sale price for the city and to then set a public hearing. Motion carried unanimously.

Swenson left the meeting at 9:20 AM.

Journey 2 Growth Project

Giesen presented information on the Journey 2 Growth project. The board discussed. Consensus of the board was to ask the Chamber of Commerce to distribute the information to its members and see if there was any interest for further discussion.

Prospects

Giesen discussed prospects.

Giesen mentioned that Preston may seek state funding for a local transportation bus provided by local non-profit SEMCAC. He mentioned that they were interested in doing a joint application with Harmony and possibly Fountain to provide local bus service for residents. Giesen said he would provide more information as the project develops.

Membership materials for the Rochester Area Builders Association were passed around for review; Giesen said that he can update board members on upcoming events.

There was no updates from the trail committee.

Adjournment

Donney adjourned the meeting at 9:32 AM. The next regular meeting is scheduled for April 2, 2015 at 7:30 AM in the Council Room at the Community Center.