

## Harmony EDA Minutes

May 7, 2015  
7:30 AM

Community Center  
Council Room

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

Also present: Jill Fishbauger, Greg Schieber, Jerome Illg, and Chris Giesen

The regular meeting was called to order at 7:36 AM by Chris Skaalen.

### **Public Hearing: Sale of Industrial Park Land**

At 7:36 AM, Skaalen opened a public hearing to consider the sale of land in the Harmony Industrial Park (Block 2, Lot 1, Harmony Industrial Park).

Illg and Giesen explained that because the financing and grant received to construct Municipal Well #3 derived from State GO Bonds, the property must be owned by the City of Harmony and a declaration of public ownership must be recorded. Per previous board direction, staff was prepared the land where Well #3 was being constructed to be sold. The continued that since the EDA owns the land they must hold a public hearing, after proper notice, to gather any public comments on the proposed land sale to the City. Giesen noted that the City Engineer said the well and associated structures would take approximately half of the lot; based on that information staff recommended that the EDA sell the southern half of Block 2, Lot 1, Harmony Industrial Park to the City of Harmony for half of the listed land and assessment price which would amount to a total of \$15,864.51.

Illg noted that the City Council had been informed about the issue and they agreed to purchase the property from the EDA.

Skaalen asked if there was any additional public comment three times. Hearing none, Skaalen closed the public hearing at 7:41 AM.

### **Consider Sale of Industrial Park Land**

The board continued the discussion of the sale of land in the industrial park to the City of Harmony. Consensus of the board was that all of the terms were agreeable and it was a necessary step in the project. Motion by Donney second by Batstone to sell the southern half of Block 2, Lot 1, Harmony Industrial Park to the City of Harmony for the purpose of constructing Municipal Well #3 for the sum of \$15,864.51. Motion carried unanimously.

### **Minutes**

The minutes of the April 2, 2015 meeting were reviewed. Motion by Swenson, second by Kingsley to approve the minutes as corrected. Motion carried unanimously.

### **Financial Report**

The status of loans were discussed. Giesen reported that Quarter/quarter announced its closing. The board discussed. Consensus of the board was to have staff contact the owner to determine status of payments. The board was agreeable to modify principal and

interest payments to \$150 per month until the loan was paid in full. The interest rate would remain fixed at the original rate.

Illg mentioned that the board may want the loan committee to review the loan program guidelines. Giesen added that the guidelines were dated and in the past several loan applications, several deviations were granted. The board agreed to review.

Motion by Kingsley, second by Swenson to approve the financials as presented. Motion carried unanimously.

### **Member Open Forum**

No open forum was held.

### **Chamber of Commerce Report**

Giesen gave a report submitted from the Chamber Director.

### **Klip Joint Building Contract for Deed**

Illg updated the board on the status of the Klip Joint contract for deed with KNR Properties. City Attorney Greg Schieber discussed the legal considerations and advised the board on concerns members had about the process and next steps. Motion by Swenson, second by Donney to instruct the City Attorney to cancel the contract for deed when the 60 day redemption period lapses and to then have the sheriff serve a 30 day notice to the lower tenant that the lease which was expired would not be renewed. Motion carried unanimously.

It was discussed that before having the property listed with a realtor, the board should solicit proposals from the public, but that staff should wait to publish information until the building is back in possession of the EDA and a timeline with possible changes in tenants is settled. The board will discuss further at its next meeting.

### **Industrial Park Sign Update**

Giesen presented a quote from Kelly's Printing to update the industrial park sign which he said was out of date and starting to fade. He said the substructure was in good shape but that it might be a good opportunity to refresh the sign layout and information. He also noted that the JOBZ information was out of date because the program ended this year. The quote was for \$894 per side in full color. Consensus of the board was to bring back possible designs for board review.

### **Trail Extension Project**

Batstone, Schieber, and Giesen updated the board on their visit with Senator Jeremy Miller and Representative Greg Davids at the Capitol regarding the legislative authorization of the Stateline Trail Extension from Harmony to Iowa with a connection to Niagara Cave. Schieber said that there was a possibility that the language could be included in the final bill but that currently it was not. He said that Mr. Davids would be talking with his colleagues in St. Paul in an effort to get the requested language included.

### **Telepharmacy Issue**

Giesen said that the Minnesota Board of Pharmacy would be reviewing Sterling Drug's telepharmacy variance request at its May 27, 2015 meeting in Minneapolis. He said that Sterling's CEO requested that representatives from Harmony be present at this meeting to

show support for the request. Consensus of the board was to send representatives to support the request and that staff should follow up with board members on availability.

### **Experience Harmony Projects**

Giesen gave an update on the Experience Harmony projects. He said that he was meeting with the school to discuss the career day and collaborative marketing.

### **Prospects**

Giesen discussed prospects. He said that there had been an interest by a prospect in land in the industrial park. He also presented updated marketing and demographic information.

### **Adjournment**

Motion by Skaalen, second by Swenson to adjourn the meeting. Motion unanimously carried. The meeting adjourned at 9:20 AM. The next regular meeting is scheduled for June 4, 2015 at 7:30 AM in the Council Room at the Community Center.