

Harmony EDA Minutes

June 2, 2016
7:30 AM

Council Room
Community Center

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

Also Present: Jill Fishbauger, Vicky Tribon, Jerome Illg, and Chris Giesen

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

Minutes

Motion by Swenson second by Kingsley, to approve the minutes of the May 5, 2016 meeting as presented. Motion carried unanimously.

Financial Reports & Claims

Batstone entered the meeting at 7:45 AM.

Illg gave an update on the revolving loan fund and past due loans were discussed. There were no payment claims. It was noted that On the Crunchy Side had recently paid their loan in full and that Vita Partnership's loan (Harmony Kids Learning Center) was recently disbursed.

The board discussed Wild Cat Properties' loan at length. It was noted that the business owner was contacted by Giesen to remind them that because of the city's revised liquor license ordinance, if the board didn't approve a revised payment plan or the loan wasn't brought current by the June 2016 EDA meeting, the council might deny their liquor license. Giesen said the owner requested that the board adjust the monthly payments to \$200 per month until the loan is paid in full. The loan committee reviewed this request and found it acceptable if the owner signed up for ACH payments. Giesen relayed the loan committee's decision to the owner and the owner agreed to sign up for ACH payments. Giesen also suggested to the owner that they make a payment and sign up for ACH prior to the full EDA meeting as a good faith effort to which the owner agreed. Giesen reported to the board that the ACH paperwork hadn't been signed and a payment hadn't been received as of the meeting time. The board discussed next steps. Motion by Donney, second by Kingsley to adjust Wild Cat Properties' loan payment to \$200 per month until the loan is paid in full, at the same interest rate, on the condition that the owner sign up to make those payments by ACH. The owner must sign up for ACH and make a payment by the next regular EDA meeting. Motion carried unanimously. Donney and Giesen both said they would contact the owner.

Chamber of Commerce

Giesen gave a brief update on behalf of the Chamber of Commerce. Preparations for the 4th of July celebration were in full swing. It was also reported that the Chamber will be holding roundtable discussions starting in the fall; the EDA offered to assist with this project.

Trail Extension Project

Vicky Tribon was present to discuss the trail extension project. The board discussed at length. It was noted that with the recent end of the legislative session, funding from the

state would not be likely this year. The board discussed next steps; consensus as that a “debrief” meeting should be held with the local legislators. Giesen said he would set the meeting up and inform the board.

The options contracts were also discussed. Tribon reported that because the trail corridor was now secured via the option to buy contracts between landowners and the board, her contacts at the park and trail commission as well as the DNR recommended that the board first continue to work with the legislature to secure state funding for acquisition and construction. If those discussions don't progress by the summer of 2017, the board should apply for acquisition assistance through the park and trail commission. The acquisition assistance would utilize a revolving fund the commission has access to, and allow the board to exercise its options to purchase, purchasing the trail corridor and simultaneously selling the land to the park and trail commission. This would secure the trail corridor beyond the 2019 expiration of the option contracts and the park and trail commission would assume ownership of the corridor until state funding is secured. Consensus of the board was that this was a good plan and that moving forward additional discussions would be necessary.

Industrial Park Improvements

Improvements to infrastructure in the industrial park was briefly discussed. Giesen reported that quick estimates were showing that similar projects were costing \$500 per linear foot for road, water, and sewer construction projects and \$250 per linear foot for road improvements only. The board discussed the estimates in relation to the needs of 8th Street NE, 1st Ave NE, and 2nd Ave NE. No action was taken but consensus was to continue the discussion.

Broadband Internet Discussion

The board discussed Fillmore County's broadband initiative. No action was taken.

Prospects/Community Update

Giesen reported that Senator Amy Klobuchar visited Harmony Enterprises and Harmony Kids Learn Center and that both KTTC news and KAAL news reported the event.

Giesen also mentioned that a prospect is interested in the downtown commercial lot and that an offer might be made in the near future. He would keep the board up to date.

Adjournment

Hearing no objection, Donney adjourned the meeting at 8:58 AM. The next regular meeting will be held on July 7, 2016 at 7:30 AM, at the Community Center.