

Harmony EDA Minutes

December 7, 2017
7:30 AM

Council Room
Community Center

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

Also Present: Jerome Illg, and Chris Giesen

The regular meeting was called to order at 7:35 AM by Chris Skaalen.

Minutes

Motion by Swenson, second by Kingsley to approve the minutes of the November 9, 2017 meeting as corrected. Motion carried unanimously.

Financial Reports & Claims

The board reviewed the loan schedule, all loans were current. Motion by Donney, second by Swenson to approve the financial report. Motion carried unanimously.

Housing Rebate Program: Guide

Giesen gave an overview of the revisions to the new home construction rebate program as requested by the board. In general, the revisions made properties in need of redevelopment eligible for the program and clarified the guidelines to state that otherwise-eligible homes that had multiple units such as townhomes would be eligible for the program provided the units would be owner occupied. The revisions also limited the maximum rebate amount for such multi-unit structures to the program maximum per original lot and not calculate the rebate on a per unit basis. Motion by Skaalen, second by Kingsley to approve the guideline revisions. Motion carried unanimously.

Bike Trail Project

Giesen gave an update on the status of the bike trail extension project. He said that he and Illg have been preparing a work plan for the LCCMR grant request which outlines the details of how the city will acquire the trail corridor, if LCCMR grant funds are awarded. The work plan is due on December 15, 2017.

It was also discussed that there were some concerns raised from trail volunteers about some of the parcels on the trail and whether or not there could be issues or delays for the trail project if a landowner was to pass away unexpectedly. Giesen said that he had several conversations with the city attorney and that his opinion was that even though the options were not recorded, they would survive a challenge. He did say that a probate process may slow the project down a little but not more than a couple of months. Giesen said that the board could have the attorney record the options for about \$46 a piece, if they wished but that it didn't appear to be necessary. The board discussed. Consensus was that the board was not too worried about a drawn out or delayed probate process but that some questions still remained about the necessity of recording the options. Motion by Donney, second by Swenson to authorize the board chair to discuss the question in more detail with the city attorney and have the options recorded if he deemed it necessary. Motion carried unanimously.

Chamber of Commerce Report

There was no chamber report this month.

Other Business

Giesen gave an update on a few other ongoing projects. He said that the community survey results would be on the next meeting agenda, that there may be three new loan applications in the pipeline, and that the Harmony Spirits Distillery has the purchase agreement in hand and have set a closing date of March 1, 2018.

The board asked to have staff send out a poll for the January 2018 meeting date.

Kingsley motioned to adjourn the meeting. Second by Donney. The motion carried unanimously. The meeting adjourned at 8:34 AM.

The next regular meeting is scheduled for January 4, 2018 at 7:30 AM, at the Community Center.