

Harmony EDA Minutes

January 10, 2019
7:30 AM

Council Room
Community Center

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

Also Present: Jerome Illg and Chris Giesen

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

Election of Officers

The board held elections for 2019 board officers. Motion by Donney, second by Batstone to elect Chris Skaalen as President. Nominations were called for three times with no other response. Motion carried unanimously.

Motion by Skaalen, second by Kingsley to elect Steve Donney as Vice President. Nominations were called for three times with no other response. Motion carried unanimously.

Motion by Kingsley, second by Skaalen to elect Andy Batstone Treasurer. Nominations were called for three times with no other response. Motion carried unanimously.

2019 Committee Appointments

Skaalen appointed Donney and Batstone to the trail committee and Batstone and Kingsley to the loan committee for 2019.

Annual Program Review

The board reviewed the business subsidy policy, revolving loan fund guidelines, and new home construction rebate guidelines. Consensus was that no updates or guideline changes were needed at this time. Motion by Skaalen, second by Batstone to request that the city council extend the new home rebate program again in 2019. Giesen said that he had discussed the program with one of the local realtors and they thought that the program had been helpful, especially in helping buyers choose Harmony over similar options. The motion carried unanimously.

2018 Annual Report

The board reviewed the 2018 EDA annual report. Motion by Donney, second by Kingsley to approve the report as presented. Motion carried unanimously.

Minutes

The board reviewed the minutes of the December 6, 2018 meeting. Motion by Donney, second by Kingsley to approve the minutes as presented. Motion carried unanimously.

Financial Reports & Claims

The status of the loan portfolio and new home rebate program were reviewed. All loans were current. There was one financial claim, \$7,573.25 to Community and Economic Development Associates for 1st quarter economic development services. Motion by Kingsley, second by Batstone to approve the financial report and claim as presented. Motion carried unanimously.

Dairyland Project Update

Illg and Giesen gave an update on the Dairyland project. It was reported that the council had approved the engineering agreement which, along with the option contract approved by the board, was delivered to Dairyland. The documents were reviewed and approved by the prospect's board with a direction to staff to work out the details. It was relayed to EDA staff that because of some retirements and shuffles on the prospect's side, the project was perhaps not as far along as they had hoped. EDA staff was told by the prospect that they were still examining the best site layout for the project. Giesen said that the message to the prospect has been the same, that Harmony is willing to help: that the EDA is willing to sell the land at no cost, and depending on the site layout the infrastructure costs may also have financial assistance available too. Giesen said that they would continue to work with the prospect and keep the board up to date, but that at least for the time being the prospect will continue developing their site plan.

Experience Harmony Projects/Goals

Skaalen and Giesen both reported that they had spoken with Morem Electric about a solar energy workshop focused on residential applications. It was reported that they were interested in helping but would likely need to hold the event in later February or March. Giesen said he would continue to work to organize the event.

Giesen also reported that he and chamber director Becky Hoff were continuing to work with Flying Buttress Media to produce a promotional video. He also mentioned that they met with a digital advertising consultant to learn about the options to push the video out once it's created. Giesen said that he wants to gather as much information as possible as digital marketing might be something staff could do on their own, but it would probably take time away from other activities. The board agreed and thought it would be best to seek outside help with digital marketing. Giesen said he would keep the board posted with any updates.

2019 Joint Board Meeting – March 12?

Giesen reported that the school board was again interested in joining a joint board meeting with the EDA and city council to discuss projects and collaboration. In discussions with the school and council, it was suggested this year's joint meeting should be held on March 12, 2019 at 5:30 PM at the community center in Harmony, just before the city council meeting. The board concurred. It was suggested that the same format and agenda be utilized and that the meeting should be held to about an hour. Skaalen said it would be good to utilize the EDA annual report as a handout at the meeting.

Chamber of Commerce Report

Giesen gave the chamber report that was submitted by director Becky Hoff. He said that the chamber is in the middle of grant reports, creating the guidebook, and working on plans for their annual membership meeting scheduled for February 19, 2019.

Prospects/Community Update

Giesen gave several quick project updates. The legislative visit to thank local legislators for their work on the bike trail project has been scheduled for January 24, 2019. Giesen reported that there was no new news on the bike trail project, that he was going to help Golden Happenings with a strategic plan in spring or summer 2019 and that there were no new updates on the 139 monument sign project. Giesen also gave an overview of the new monthly CEDA grant report, which is a new informational piece created by CEDA

to help with project planning and grant searches; he said he would include it in the agenda packet as an FYI for board members.

Other Business

There was no other business.

Hearing no objections, Skaalen adjourned the meeting at 9:15 AM.

The next regular meeting is scheduled for February 7, 2019 at 7:30 AM, at the Community Center.