

## **Harmony EDA Minutes**

June 27, 2019  
7:30 AM

Council Room  
Community Center

Present: Steve Donney, Andy Batstone, Kerry Kingsley, and Steve Sagen

Also Present: Jill Fishbaugher, Becky Hoff, Jerome Illg, and Chris Giesen

The regular meeting was called to order at 7:38 AM by Andy Batstone

### **Minutes**

The board reviewed the minutes of the June 6, 2019 meeting. Motion by Kingsley, second by Sagen to approve the minutes as presented. Motion carried unanimously.

### **Financial Reports & Claims**

There was no formal financial report given and no payment claims were made. Illg mentioned that since the meeting was held a week earlier than usual because of the 4<sup>th</sup> of July holiday and most of the loan payments scheduled for the first of the month, there was not any significant updates to report on the loan program at this meeting.

### **Harmony Telephone Update**

Jill Fishbaugher was present to give an update on projects Harmony Telephone was working on. The EDA thanked Fishbaugher for all of the work that she does for Harmony, it was noted that not many cities can say that the head of the telecommunications provider regularly took time to be involved like she is in Harmony. She reported that the phone company had recently applied for a \$5.4 million grant and loan through USDA which would finance additional fiber optic service in their rural territory. She said that dollars that come in for the rural territory will offset and allow additional investment within the city. With the current plan, Harmony Telephone will have fiber connections to every home in Harmony in 2020. At that time they will also bring forward new video options as the current cable system is limited. She also said that for the new fiber service, no phone line will be required for internet.

Donney entered the meeting at 7:52 AM.

### **Chamber of Commerce Report**

Becky Hoff was present to give the Chamber of Commerce report. She said that the 4<sup>th</sup> of July celebration is ready to go and was even featured on KTTC. She also mentioned that she lined up interviews for local businesses on KAAL, and that the news station did a two part special on the new businesses that have opened in Harmony recently. The board said they saw the reports and thought they turned out well. Hoff also brought up that Harmony Spirits was mentioned in Forbes Magazine. The Chamber is also planning for the 125<sup>th</sup> Anniversary celebration in 2020. Hoff asked if the EDA or city would be willing to contribute to the event. The board discussed. Consensus of the board was that they would be willing to consider a special contribution but asked that the committee

bring back ideas of what they would like to see the EDA or city fund so that they could plan for it in the 2020 budget in August. Hoff reported that the 60 mile garage sale was a success and that 45,000 people were reached on the chamber's non-paid post advertising it, which was extremely successful. She also reminded the board that this would be a good activity to also hold a trash and treasure day type event in conjunction with, the EDA is in support of a trash and treasure day but it would be up to the city council to formalize the program.

The board reviewed the community and tourism marketing video drafts created as a part of the Experience Harmony II program. Overall the reaction was very positive and a few minor suggested scene shot edits were given to Hoff to relay to the videographer.

### **Harmony Veterinary Clinic Land Option Renewal**

Giesen presented the board with a draft option contract that was requested at the last meeting. The contract would provide Harmony Veterinary Clinic with the option to purchase three lots in the Industrial Park – Lots 3, 5, and 6 Block 1. The option price and duration would be the same as the last contract, 2 years and \$3,600. The contract also allowed for the contract price paid for both the expired and to-be-renewed contract to be credited towards a future purchase provided that any assistance given would not cause a cash credit back to the business to be created. The contract also made exercising the option contingent upon a successfully negotiated development agreement so that the buyer would be required to build a structure. The board discussed and agreed that the terms seemed reasonable. Motion by Donney, second by Sagan to approve the option contract with Harmony Veterinary Clinic as proposed. Motion carried unanimously.

### **Dairyland Project Update**

Illg discussed the latest updates on the Dairyland project. Giesen said that he and Illg would be meeting with the business shortly after today's meeting to discuss next steps. Illg said that the city had given the engineering feasibility report proposal to the business and they were agreeable to paying the entire cost. He also said that business was most interested in developing adjacent to the east side of the golf course, even though he had relayed multiple times to the business that the future land use of that area had always been residential. The board concurred that development adjacent to the east of the golf course should be residential. Illg and Giesen said they would report back with any new information on the project.

### **Experience Harmony Projects/Goals**

The board reviewed the information chair Skaalen forwarded about the services Lifts Transportation provides. The board asked to learn more about this service and how it might be better leveraged in the community. It was agreed to hold a community input session later in the summer or in early fall.

### **Prospects/Community Update**

Giesen gave an update on several projects. He mentioned that the land surveys for the bike trail were nearly complete and that the CEDA Regional Development Tour which will bring a bus full of developers, real estate investors, architects, and the like to look at

Harmony development opportunities will occur on August 15, 2019. Giesen also mentioned the CEDA monthly grant report that was included in the agenda packets.

Giesen also reported that he had been working with an industrial project that was interested in Harmony because of its Opportunity Zone status. It was still very early in the process and would know more about the project if it gets any traction.

**Other Business**

Kingsley reminded the board about the letter of support request for the MnDOT grant that would fund improvements to the Interstate 90/Highway 52 interchange in Marion, MN. Motion by Donney, second by Kingsley to issue a letter of support for the project as requested by MnDOT. Motion carried unanimously.

Motion by Sagan, second by Kingsley to adjourn the meeting. The motion carried unanimously. The meeting adjourned at 9:20 AM.

The next regular meeting is scheduled for August 1, 2019 at 7:30 AM, at the Community Center.