

## Harmony EDA Minutes

November 5, 2020  
7:30 AM

Community Center  
Council Room

Present: Chris Skaalen, Steve Donney, Kerry Kingsley, and Steve Sagen

Also Present: Randy Mayer, Sandy Strozyk, Devin Swanberg, and Chris Giesen

The regular meeting was called to order at 7:41 AM by Chris Skaalen

### **Minutes**

The board reviewed the minutes of the October 1, 2020 meeting. Donney noted that he entered the last meeting at 7:50 AM not 8:50 AM. Giesen said he could correct the typo. Motion by Kingsley, second by Sagen to approve the minutes as corrected. The motion carried unanimously.

### **Financial Reports & Claims**

The board reviewed the loan portfolio. All loans were current. Giesen reported that the first two home renovation rebate applications were approved by the loan committee since the last board meeting. Motion by Sagen, second by Donney to approve the financial report as presented. Motion carried unanimously.

### **Industrial Park Phase III Property Maintenance**

The board discussed maintenance and use of the Phase III industrial park property. Randy Mayer was present to discuss utilizing the property for a test plot for his seed sales business. The board had discussed allowing Mr. Mayer to utilize the property at the last meeting and discussed the logistics of such a deal with Mr. Mayer. Consensus was that it would be a greater benefit to the city if someone could utilize that land, especially when that person has a prospective interest in developing adjacent land in the industrial park. Otherwise the board would be responsible to prevent weeds, plant grass, and arrange mowing. It was agreed that Giesen should walk the property with Mr. Mayer to discuss specific logistics, but that the board would not charge for the use and allow access to the property from other industrial park lots provided the platted lots were not disturbed. Mr. Mayer was in agreement. The board also concurred to work with Mr. Mayer in the event of someone wanting to purchase the Phase III property for development while the property was planted. Motion by Sagen, second by Kingsley to at no charge allow Randy Mayer to maintain the approximately 8.2 acre Phase III industrial park property for planting test seed plots for his seed sales business, as discussed. The motion carried unanimously.

### **Splash Pad Update – Request for Support**

Sandy Strozyk was present to give an update to the board on the status of the Harmony splash pad project. She noted that they had raised over \$30,000 to date and that the city was going to contribute another \$16,000 towards needed infrastructure. She also reported that Give to the Max Day was approaching and that proceeds collected this year would go towards the splash pad project. She stated that their goal was to hit their fundraising target of \$100,000 by the end of 2020 and to begin construction in 2021. The board thanked Ms. Strozyk for her help and report. Consensus of the board was that this would be a good project for the community. Motion by Kingsley, second by Sagen to support the splash pad project and their fundraising efforts. Motion carried unanimously.

### **Dairyland Project**

Giesen gave an update on the Dairyland project and the anticipated timelines for action items. He said that the business should know by Christmas whether or not the project is moving forward and scheduled for construction 2021. Until then there are not any action items for the board to take. The board discussed logistics moving forward. Skaalen mentioned that special meetings can be held to accommodate any tight timelines to keep the project moving.

### **2021 CEDA Contract**

Giesen presented the contract renewal from Community and Economic Development Associates (CEDA) for 2021 economic development staffing services. Giesen said that the renewal rate is a 3% increase over the 2020 rate for one day per week plus one day extra per month service level. He reported that otherwise the language was the same as prior years. Motion by Donney, second by Kingsley to approve the contract as presented. Motion carried unanimously.

### **Experience Harmony Goals**

The board reviewed the Experience Harmony Goals. It was discussed that board members should keep thinking about which goals should be worked on next. Sagen mentioned that the board should continue to explore electric car charging stations in the community.

### **Chamber of Commerce Report**

There was no chamber of commerce report.

### **Prospects/Community Update**

Giesen briefly discussed prospects. He has been in contact with several promising prospects and was hopeful that there would be one or two loan applications to review at the next meeting.

### **Other Business**

Kingsley mentioned that Rolling Hills Transit through SEMCAC is providing transportation services at Harmony Place. Giesen said he would follow up with Rolling Hills to see what other services are available through them in Harmony.

Kingsley briefly mentioned events scheduled by the Chamber of Commerce since there was not a full chamber report. He reported that there will be events for Small Business Saturday on November 28<sup>th</sup> and that the annual tree lighting ceremony will be on December 5<sup>th</sup> this year.

Hearing no objections, Skaalen adjourned the meeting. The meeting adjourned at 9:01 AM.

The next regular meeting is scheduled for December 3, 2020 at 7:30 AM at the Community Center.