

## Harmony EDA Minutes

February 3, 2022  
7:30 AM

Community Center  
Council Room

Present: Kerry Kingsley, Andy Batstone, Steve Sagen, and Greg Schieber

Also Present: Michael Himlie, Roxanne Johnson, Kelsey Bergey, Melissa Vander Plas, Devin Swanberg, and Chris Giesen

The regular meeting was called to order at 7:33 AM by Kerry Kingsley.

### **Minutes**

The board reviewed the minutes of the January 6, 2022 and January 20, 2022 meetings. Motion by Schieber, second by Sagen to approve the minutes as presented. Motion carried unanimously.

### **Financial Reports & Claims**

The board reviewed the loan portfolio. One past due loan was discussed. There was a payment claim from the Harmony Area Chamber of Commerce for the first half 2022 contribution in the amount of \$13,500. Giesen mentioned that he had received an inquiry from Steve Cremer of Hammel House development in regards to qualified builders in their subdivision, relative to their development agreement. The board agreed that there were no restrictions limiting who could build qualified houses under the development agreement. Motion by Sagen, second by Kingsley to approve the payment claim as presented. Motion carried unanimously.

### **Recommendations for Changes to Zoning Code: Follow Up Discussion**

The board debriefed following the approval of its recommended moratorium on retail variety stores. It was noted that the moratorium was shortened to March 10, 2022 instead of the 90 days requested. Schieber explained the next procedural steps to occur: the planning and zoning board would review the recommended zoning amendment on February 8, 2022 with the option to continue that discussion at a second meeting at a to-be-determined date, if needed. The required public hearing will be scheduled to be held at the March 8, 2022 city council meeting.

### **Chamber of Commerce Report**

Melissa Vander Plas was present to give the chamber report. She thanked the board for the continued support. She is currently working with Explore Minnesota to apply for the 2022 marketing grant which has reverted back to a dollar for dollar grant. The chamber is also revising the visitor guide map. Sagen asked if the new electric car chargers could be included on the map. The board agreed this would be a good idea. It was noted that this year is the 25<sup>th</sup> anniversary for the Harmony-Preston Valley state trail, the annual chamber meeting would be held on February 15, 2022 at the golf course, the chamber is looking for new board members to fill vacant seats, and the visitor's center is still closed for renovations.

### **Annual Harmony Real Estate Report: RE/MAX Select Properties**

Roxanne Johnson and Kelsey Bergey were present to give an update on the 2021 real estate market trends and discuss their observations in the local market. They distributed the MLS stats for both Harmony and Preston. Johnson noted that in Harmony, houses

sold for 1% over list price on average. It appears that rising interest rates might cool the market a little bit, but that demand is still very strong with very little supply. Johnson reported that this is perhaps only the second time in her career that she didn't have any active listings because of the low volume of inventory. There were 19 listings in Harmony during 2021 with an average price of \$160,795. Roxanne noted that there is currently a shortage for independent senior living in Harmony. Bergey noted that she is seeing younger families buy homes and that they are qualifying for higher loan amounts than in the past. The board discussed the current housing status at length. It was noted that additional planning and taking stock of existing lot inventory might benefit future growth. It was also noted that Harmony is well positioned to take advantage of remote workers and those looking to move away from larger urban areas but have access to high quality services. The board thanked Johnson and Bergey for their insight and information.

Sagen left the meeting at 9:03 AM.

### **Prospects/Community Update**

Giesen gave a brief update on prospects. He noted that he received an inquiry from a local resident with some suggestions regarding the potential solar energy project idea for the industrial park, which was discussed at a prior meeting. Giesen mentioned that the resident had good suggestions and will invite them to a future meeting for further discussion.

Giesen noted that the board will need to discuss ongoing maintenance and mowing in the industrial park at the next meeting as currently there is no one on schedule to mow the undeveloped areas for the 2022 season.

There was no other business.

Hearing no objections, Kingsley adjourned the meeting. The meeting adjourned at 9:24 AM.

The next regular meeting is scheduled for March 3, 2022 at 7:30 AM at the Community Center.