

Harmony EDA Minutes

April 7, 2022
7:30 AM

Community Center
Council Room

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

Also Present: Becky Jones, Amanda Heibel, Jill Huffman, Michael Himlie, Aaron Bishop, Amy Bishop, Erica Thilges, Melissa Vander Plas, Devin Swanberg, and Chris Giesen

The regular meeting was called to order at 7:31 AM by Kerry Kingsley.

Minutes

The board reviewed the minutes of the March 3, 2022 meeting. Motion by Donney, second by Sagen to approve the minutes as presented. Motion carried unanimously.

Financial Reports & Claims

The board reviewed the new home rebate ledger and loan portfolio. All but one loan was current.

Tin Rust and Harmony's past due loan was discussed. It was noted that the loan was now more than 90 days past due, the ACH payment was ended by the borrower by virtue of their bank account being closed in violation of the loan agreement without other provisions for ACH payments being made, and despite attempts to contact by phone and mail no contact could be established. It was reported that the loan committee had staff send a notice to the borrower and cosigner several months ago asking to make the loan current and reestablish ACH payments by April 6, 2022 or to make other arrangements acceptable to the EDA, but no response was received. The board discussed. It was noted that the lack of communication was most concerning. Motion by Donney, second by Batstone to call the loan due in full immediately, give a deadline of May 1, 2022 or thereabout for payment in full or to proceed with the city attorney's office to foreclose on the collateral. In addition, staff is to contact the senior lien holder on the real estate held as collateral to inform them of the EDA's situation and work together with them where possible. Motion carried unanimously.

Industrial Park Update

Giesen reported that the KTNS Trucking project was on hold indefinitely due to uncertainty, especially regarding inflation on construction costs and fuel costs. Sagen mentioned that perhaps the company would be interested in an option contract on the lot they wanted to purchase, in order to hold it.

The board also discussed maintenance of the industrial park. With the KTNS project on hold and the new mower being purchased by the city, no further steps or special

considerations were needed at this time for upkeep in the park. Giesen noted that the plat of the 2nd Addition was ready to be sent for recording.

Future Projects & Goals

The board discussed possible goals and projects moving forward, based on the conversations Giesen had with members individually. It was agreed that with the city's comprehensive plan update occurring soon, major project commitments should wait until the plan is updated. It was also agreed to keep the project idea list going/growing for future consideration. Swanberg noted that the council will likely award a contract for that plan update in May 2022 and noted that the council would be leading the project but would gather input from stakeholders like the EDA for the plan update.

Chamber of Commerce Report

Melissa Vander Plas was present to give the chamber report. She reported that they are gearing up for the tourist season and it has been off to a good start already. The annual Easter egg hunt is occurring, they are working on local promotions and ads, and working on new efforts to implement more social media and increase web traffic. They are also teaming up with Explore Minnesota for new marketing efforts. Kingsley asked what the visitor's center hours of operation were. It was noted that hours currently are 10-4 on Saturdays and will be 10-4 Monday through Saturday from May to October.

Prospects/Community Update

Giesen gave a brief update on prospects he was working with in the community. He noted that a ribbon cutting event would be held for the new Dairyland building sometime on the morning of May 12. More details to follow, all are invited. He also reported that there would likely be a new loan application for review at the next meeting for a downtown business.

Amy Bishop had submitted information on a possible renewable energy grant and was present to discuss and answer questions from the board. The board thanked her for her information and research. It was noted that currently a project wasn't ready to use such a grant but it would be the type of opportunity that would be needed for possible future projects.

There was no other business.

Hearing no objections, Kingsley adjourned the meeting. The meeting adjourned at 8:47 AM.

The next regular meeting is scheduled for May 5, 2022 at 7:30 AM at the Community Center.