

Harmony EDA Minutes

May 2, 2024
7:30 AM

Community Center
Council Room

Present: Kerry Kingsley, Steve Donney, Greg Schieber, Michael Himlie, and Stuart Morem

Also Present: Amy Bishop, Erica Thilges, Cindy Ofstedal, Sam Grabau, and Chris Giesen

The regular meeting was called to order at 7:35 AM by Kerry Kingsley.

Minutes

The board reviewed the minutes of the April 4, 2024 meeting. Motion by Himlie, second by Donney to approve the minutes as presented. Motion carried unanimously.

Financial Reports & Claims

The loan portfolio was reviewed. All loans were current. He noted that there was a formula error in last month's loan schedule and that the two loans noted last month as not having paid, were actually paid and current. There were no claims for payment.

Bike Trail Groundbreaking Event & Project Status

Giesen reported that the groundbreaking ceremony for the new Stateline Bike Trail construction project would be held at 3 PM on Friday May 3, 2024 (tomorrow). Several invites and press releases have been sent. The groundbreaking ceremony will be near the intersection of 1st Ave SW and County Road 44 west of the cemetery. A small reception will be held in the warehouse of Harmony Spirits afterward.

Giesen noted that he will be attending a pre-construction meeting with the DNR later this morning and will report any news.

Industrial Park Update

Giesen reported that updated development costs for roads and utilities in the industrial park had not been received yet so there additional discussion on updating lot pricing will need to be postponed.

Comprehensive Plan: Review Development Goals

The board discussed the economic development goals stated in the newly adopted city comprehensive plan. To help lead the discussion, Giesen presented a memo showing the various projects and programs the city currently has or has done in the past that also meet these goals. The board also discussed current projects and goals.

Himlie asked if the EDA could weigh in on proposed changes to the zoning/land use plans as they pertain to development in the community. He also asked about housing which led to an in depth discussion on opportunities to work on housing projects including utilizing the EDA owned lot downtown, the community center, and other thoughts about the city's housing needs. Other possible priority projects included future improvements to the city campground, redevelopment along north Main Street, and revitalization of the Village Green area. Consensus of the board was to continue focusing on such projects and continue the discussion.

Chamber of Commerce Report

Erica Thilges gave the chamber report. She reported that an application was received for their open director position, the visitor center is open for the season but hours are dependent on the availability of volunteers, and they are working on a community photo project to supply photos for the chamber and city websites, publications, social media, and the like. More information on the community photo project will be presented in June. Thilges previewed the new tear-off map of the community and points of interest and finally, noted that the highway roadside pickup recently occurred. Amy Bishop gave the financial report. The board reviewed the financials and thanked Thilges and Bishop.

Prospects/Community Update

Giesen discussed prospects. The board also discussed continuation of current digital marketing efforts to promote the new home rebate program. No action was taken but there were thoughts about pausing the program for the time being, perhaps continuing it but promoting other community aspects, or perhaps only promoting the new home program at certain times of the year. The board will continue the discussion at the next meeting.

There was no other business.

Hearing no objections, Kingsley adjourned the meeting. The meeting adjourned at 9:34 AM.

The next regular meeting is scheduled for June 6, 2024 at 7:30 AM at the Community Center.