

# Harmony Economic Development Authority

## 2023 Annual Activity Report (12 months ending December 31, 2023)

The Harmony EDA regularly meets the first Thursday of each month at 7:30 AM at the Community Center. Special meetings are held to accommodate special requests or projects where deadlines were in conflict with the regular meeting schedule.

### Meeting frequency:

Meeting Frequency		
	Regular	Special
<b>2023</b>	12	1
<b>2022</b>	12	4
<b>2021</b>	12	0
<b>2020</b>	11	1
<b>2019</b>	12	2

### Meeting attendance record:

Member	Meeting Dates													Absences		
	1/5	2/2	3/2	4/6	5/4	6/8	7/6	8/3	9/5	9/7	10/5	11/2	12/7	2023	2022	2021
K. Kingsley	x	x	x	x	x	x	x	x		x	x	x	x	1	1	-
S. Donney	x	x	x	x		x	x	x	x	x	x	x	x	1	2	4
A. Batstone		x	x	x		x		x	x	x	x	x	x	3	5	2
G. Schieber	x	x	x	x	x		x	x	x	x	x	x	x	1	1	1
M. Himlie	n/a	x	x	x	x	x	x	x	x	x	x	x	x	-	n/a	n/a

### Project Highlights:

#### State Trail Extension Project

- Worked with state legislators to secure additional state funding to complete the trail project.
- Applied for \$5,500,000 LCCMR grant.
- **Secured \$4,000,000** in state bonding funds.
- Worked with DNR to finalize trail design and bid out project.
- Worked with landowners to finalize trail route.

#### Industrial Park

- Removed old fence line and planted native prairie grasses on a portion of the industrial park previously farmed.
- Assisted 4 prospective projects.

#### New Home Development

- Convened a working group of local experts to discuss the state of local home development and costs.

### Main Street/MnDOT

- Assisted local business with state highway construction related issues.

### Eden Renewables Project

- Began preliminary discussions with a utility-grade solar energy developer interested in a project within the Industrial Park.

### Downtown Revitalization Program

- **Approved \$29,502** forgivable loan to repair the exterior brick and exterior doors on a Main Street commercial building.
- **Approved \$10,498** forgivable loan to repair the exterior brick on the front of a Main Street commercial building.

### New Home Construction Rebate Program

- **Awarded 2 rebates totaling \$31,500** creating 2 new living units and \$933,300 in new home value. Both recipients were new residents to the city.
- Marketed program in various formats including digitally. Continued to receive state, national, and international media attention and interview requests.

### Revolving Loan Fund

- **Approved \$35,000** loan to Monster Bash for the acquisition of a neighboring property which would allow for expansion.
- Assisted 2 businesses with payment modifications to adjust for seasonality and 1 business needing a modification due to an ownership sale.
- Managed loan portfolio and repayments.

### Other Grants

- Applied for federal congressional earmark totaling \$2,004,000 for the wastewater plant UV system.
- Began implementation of Small City Block Grant, which will assist about 30 businesses and income qualified homeowners with up to about \$35,000 each in eligible rehabilitation projects.

### General Business Assistance/Other

- **Worked with 47 individual current and/or prospective businesses** in regards to projects, questions, issues, programs, business planning, financial packaging and other general assistance.
- Attended meetings focused on rural economic development with the President of the United States and US Secretary of Agriculture.
- Reviewed status of project development agreements, managing the ongoing requirements and any issues, ensuring compliance.
- Assisted Chamber of Commerce during city budget process.

### Required Reporting

- Annual report for BDPI Infrastructure Grant to DEED (Dairyland project).
- Annual Business Subsidy Job & Wage Report to DEED (Dairyland project).
- Annual LCCMR land acquisition report (bike trail extension project).
- Annual Minnesota Investment Fund report to DEED (revolving loan fund).
- Semi annual development agreement compliance check.

### Annual Program Review

- Annual review of Business Subsidy Policy and active program guidelines to ensure effectiveness and ease of use.

### Revolving Loan Fund Summary:

#### Loan Portfolio since Inception (1989, Harmony Enterprises Grant)

Total Loans Made:	77
Total Principal Amount:	\$1,371,319
Total Principal Repayments:	\$1,100,910
Total Adjustments:	\$43,486
Total Interest Received:	\$283,278
Average Loan Amount:	\$17,809

### Economic Development Authority's Financial Impact on Harmony:

*(Excluding loan repayments & fund interest earnings)*

	2023	2022	2021
<b>Total Grants Received:</b>	<b>\$4,000,000</b>	<b>\$1,020,387</b>	<b>\$2,700,663</b>
<b>Total Loans Made:</b>	<b>\$35,000</b>	<b>\$195,000</b>	<b>\$135,000</b>
<b>Total Short Term Project Revenue Leveraged:</b>	<b>\$71,500</b>	<b>\$52,000</b>	<b>\$186,083</b>
<b>Total Long Term Project Revenue Leveraged:</b>	<b>\$0</b>	<b>\$69,000</b>	<b>\$361,000</b>
<b>Total Dollars Leveraged for Harmony:</b>	<b>\$4,106,500</b>	<b>\$1,336,387</b>	<b>\$3,382,746</b>
Total City Levy:	\$832,230	\$804,070	\$775,361
Total EDA Budget:	\$112,750	\$110,000	\$105,000