

Harmony EDA Minutes

October 3rd, 2024
7:30 AM

Community Center
Council Room

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

Also Present: Ron Zeigler, Erica Thilges, Alissa Stelpflug, Allan Dahl, Alex Miner, Cyndi Ofstedal, Amy Bishop, Aaron Bishop, and Meghan Gill

The regular meeting was called to order at 7:30 AM by Kerry Kingsley.

Minutes

The board reviewed the minutes of the September 5, 2024 meeting. Motion by Himlie, second by Schieber to approve the minutes as presented. Motion carried unanimously.

Financial Reports & Claims

All loans are current. Bee Balm's recently approved RLF loan is being processed by the bank and will soon appear on the loan ledger. Gill noted that Allan Dahl's new home project at 347 5th ave SE has met adequate process per the EDA's home rebate program and has requested a check for the \$17,750 rebate amount approved earlier this year. Motion by Himlie, second by Morem to approve payment of the claims as presented. Motion carried unanimously.

Public Hearing - Land Sale: Miners Underground

The public hearing commenced at 7:38 AM to discuss the land sale of 2.4 acres of land to Miners Underground to build an industrial building located on Lot 2 Block 2 of Harmony Industrial Park 1st addition, as well as Lot 2 Block 1 Harmony Industrial Park 2nd addition. A "but-for" letter to request Tax Increment Financing (TIF) was presented, as well as drafts for a purchase and development agreement. Schieber noted that there is ongoing discussion between himself, Gill, and Alex & Klayton Miner about some clarifications to be made in the purchase and development agreements before they are officially signed and put into motion. The revised agreements will be presented at the next EDA meeting. There were no objections or comments made by the public. Motion by Morem, second by Schieber to close the public hearing. Motion carried unanimously.

Chamber of Commerce Report

Erica Thilges was present to give the chamber report. Fall activities are commencing as scheduled, with discussion of scheduling a volunteer appreciation event soon. Membership money is to be used in its respective year for the 2025 fiscal year.

Prospects/Community Update

The Downtown Revitalization Program is open to applications and is being discussed with applicable businesses. The applications are due 11/1/2024 and will be presented at the following EDA meeting on 11/7/2024.

Morem gave an update on the current status of the bike trail, including bidding on the second phase of construction.

Cyndi Ofstedal presented on the topic of acknowledgement and support for the local school system. Ofstedal spoke about Harmony residents she knows who moved to Harmony mainly for their grandchildren to be able to attend an esteemed school system. She talked about how economic development and good schools work hand in hand. Ron Zeigler added that in his experience in economic development, he has seen benefits in economic development authorities taking a holistic approach to their goal setting that includes objectives that benefit the *whole* community, including education.

There was no other business.

Hearing no objections, Kingsley adjourned the meeting. The meeting adjourned at 8:14 AM.

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