

Harmony EDA Minutes

November 7, 2024
7:30 AM

Community Center
Council Room

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

Also Present: Erica Thilges, Amy Bishop, Andrew Yoder, Salle Crutaire, Alissa Stelpflug City Administrator, and Meghan Gill

The regular meeting was called to order at 7:32 AM by Kerry Kingsley.

Minutes

The board reviewed the minutes of the October 3rd, 2024 meeting. Motion by Schieber, second by Himlie to approve the minutes as presented. Motion carried unanimously.

Financial Reports & Claims

The loan portfolio was reviewed. All loans are current. There were no claims for payment.

Downtown Revitalization Grant

There were 2 applications for the 2024 Downtown Revitalization Grant:

- Mason Weedman: \$21,868.52 for tuckpointing, door framing and installation/Window framing, and window installation for 64 Main Ave
- Eddie Swartzentruber: \$40,000 for tuckpointing on the North, East, and South sides of 114 Main Ave N

The applications and summaries will be sent to the members of the EDA for review to make a final decision at the December EDA meeting. Applicants will be invited to that meeting.

Chamber of Commerce Report

Erica Thilges was present to give the chamber report. Fall activities have been successful, with a great turnout at trunk-or-treat. Fall decor came down to make way for Christmas decor, as well as planning for winter events. The Chamber will be hosting their annual meeting on January 21st of next year.

An agreement between the City of Harmony/Harmony EDA, Harmony Chamber of Commerce, and the Harmony Visitor and History Center has been drafted to officiate the work and tasks shared between each party. The EDA had no objections upon first view. Motion by Donney second by Kingsley to bring the contract to City Council for further discussion. Motion carried unanimously.

Kingsley thanked Thilges and Amy Bishop for their great work with the Chamber.

Prospects/Community Update

Gill shared that she has been in contact with several people about potential projects:

- **Andrew Yoder - Niagara Builders HQ**
Andrew Yoder was present to discuss his project with the EDA. Yoder is looking to build a HQ for his construction company, Niagara builders in the industrial park, about 50ftx80ft with a 16ft lean, concrete floors, with shop, office, storage, and

restroom. The facility would harbor about 3-5 employees. The north end of Second Ave NE doesn't allow full access to the site currently, but a gravel driveway may be added to suffice, along with a 20 ft apron of gravel around the facility to allow for access and parking. Most of the building will be constructed by Niagare Builders, and Yoder is in the process of finalizing blueprints from his company and others who would do work on the facility. From there, Andrew can send his plans to the Fillmore County Assessor to determine if TIF would be suitable source of financing. If Yoder and the EDA would decide to move forward with TIF for the purchase of property, Yoder was informed that a purchase and development agreement would be enacted. The board discussed whether or not a new district would have to be started if TIF was used. Gill will be reaching out to get a definitive answer on this. She will also be seeking an answer to if the lot prices in the industrial park reflect future road development costs.

- **Propane Tank Storage**

There has been discussion with a firm about a “30,000-gallon propane tank with space for a future tank should expansion be needed. Facility would be used to load trucks for delivery of product to customers location.” The EDA discussed that there is no property for sale that is owned by the city that could be used for such a project, but that we will discuss with the firm that private sale is an option, as there may be property owners in Harmony who would be open to discussion.

- **Industrial Livestock Equipment HQ**

There has been discussion with a livestock equipment retailer that is looking for commercial space in Harmony. Gill will be in continued contact with them.

Gill and Stelpflug gave an update on the bike trail. Fitzgerald Construction has accepted the phase II bid that is still set to begin next spring, unless otherwise noted. Gill and Stelpflug are meeting with MN DOT on November 18th to visit the trail site and discuss next steps. They will also double check with the MN DOT representatives to ensure that everything stays within budget and if landowners in the area near the trail need to be contacted for any reason.

There was no other business.

Hearing no objections, Kingsley adjourned the meeting. The meeting adjourned at 8:40 AM.

The next regular meeting is scheduled for December 5th, 2024 at 7:30 AM at the Community Center.