

AGENDA
HARMONY ECONOMIC DEVELOPMENT AUTHORITY
Regular Meeting

December 5th, 2024
7:30 AM

Community Center
Council Room

1. Call to Order
2. Roll Call
3. Minutes: November 7, 2024 Meeting
4. Financial Reports and Claims
5. Business
 - a. TBD Vintage - Update
 - b. Industrial Park Prices - Findings
 - c. Niagara Builders - Update
 - d. Downtown Revitalization Grant - Decision
 - e. Semi-Annual Development Agreement
6. Reports
 - a. Chamber of Commerce Report
 - b. Prospects / Community Update
 - i. Project/Goals Ongoing Discussion
 - ii. Bike Trail Project Update
 - c. Member Open Forum
7. Other Business
 - a. Updated Home Rebate Signs
8. Adjourn

Eddie S. - Tuckpointing and Brick Replacement

Requesting: \$40,000

Project Cost: \$205,500

Owner Cash: \$33,000 CEDA Loan: \$132,500

***South and East walls - \$104,600**

***North wall - \$100,900 (second quote for \$69,420)**

Project Scope: North, East, and South Side tuck pointing

Statement of Need: Tuckpointing work is very expensive. There's no way we will be able to maintain this building in its original brick look without this assistance. We do NOT have the money ourselves to do all this work.

Awarded Previously?: Yes, 2023 for \$10,000 - West Side tuck pointing

Eddie S. - Contractor Quotes

Proposal

David Berger Masonry, Inc.
10 1st Avenue N.W.
Wadena, IA 52172
Phone (562) 348-1884
Fax (562) 348-6582

Prepared Submitted to Eddie Swartzentruber	Date 10-25-2024
Job name Tuck point and brick replacement South and East walls	Job name Job name
City, State, Zip Code 114 Main Ave N Harmony MO	City, State, Zip Code 114 Main Ave N Harmony MO
Address	Address

We hereby submit specifications and estimates for:

Masonry Includes: Remove and replace 1,300 brick, tuck point complete walls 1,822 sq. ft. Infill new windows with a single wythe of brick, tuck point chimney's, wash wall when complete clean and remove demolition debris.

Excludes: Caulking or leader rod, furnish electricity or water, Winter conditions heat or shelter, furnish or install footing or parapet cap, Replace window sills.

We Propose hereto to furnish material and labor - complete in accordance with above specifications for the sum of:

One Hundred four thousand Six Hundred Dollars \$104,000.00

Payment to be made as follows:
All 25 days from start of business, less six month (60%) payment. Proposal will be based on a monthly basis, business over 25 days will be subject to a three stage of 1/3 to pay terms, or amount left at 10%.

All material is guaranteed to be as specified. All work to be completed in a workable manner according to standard practices. Any alteration or deviation from above specifications involving extra work will be considered only upon written notice, and will require an extra charge and will change the estimate. All agreements regarding open orders, variations or delays beyond our control. Please refer to our standard and other necessary documents. Our estimates are only received by: Richard's Construction Services.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and we hereby accept. This we authorize to be the work as specified.

Date of Acceptance _____ Signature _____

Proposal

David Berger Masonry, Inc.
10 1st Avenue N.W.
Wadena, IA 52172
Phone (562) 348-1884
Fax (562) 348-6582

Prepared Submitted to Eddie Swartzentruber	Date 10-25-2024
Job name Tuck point and brick replacement North Wall	Job name Job name
City, State, Zip Code 114 Main Ave N Harmony MO	City, State, Zip Code 114 Main Ave N Harmony MO
Address	Address

We hereby submit specifications and estimates for:

Masonry includes: Remove and replace 1,600 brick, Tuck point complete wall 1,822 square ft Wash wall when complete, Clean and restore decorative details.

Excludes: Caulking or leader rod, furnish electricity or water, Winter conditions heat or shelter, flashing or parapet cap.

We Propose hereto to furnish material and labor - complete in accordance with above specifications for the sum of:

One Hundred thousand Nine Hundred Dollars \$100,900.00

Payment to be made as follows:
All 25 days from start of business, less six month (60%) payment. Proposal will be based on a monthly basis, business over 25 days will be subject to a three stage of 1/3 to pay terms, or amount left at 10%.

All material is guaranteed to be as specified. All work to be completed in a workable manner according to standard practices. Any alteration or deviation from above specifications involving extra work will be considered only upon written notice, and will require an extra charge and will change the estimate. All agreements regarding open orders, variations or delays beyond our control. Please refer to our standard and other necessary documents. Our estimates are only received by: Richard's Construction Services.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and we hereby accept. This we authorize to be the work as specified.

Date of Acceptance _____ Signature _____

SURETY WATERPROOFING, LLC
Established 1984
2021 100-0142 P.O. Box 1041 Rochester, Minnesota 55902

PROPOSAL

TO: **EDDIE SWARTZENTRUBER** SUBJECT: **PEPPER**
114 MAIN ST WADENA
HARMONY MO BUILDING
LOCATION:

We will furnish all the process including all labor, materials, tools, equipment, transportation, machinery, Compensation and liability insurance and third party bonds necessary to complete a thoroughly workable repair of the work described herein.

SCOPE OF WORK: TUCKPOINTING & BRICK REPLACEMENT
GET OUT AND TUCKPOINT NORTH SIDE OF BUILDING WEST
GET OUT AND REPLACE DEFECTIVE BRICK
CLEAN AND REMOVE ALL DEBRIS

ALL ABOVE AS DISCUSSED WITH EDDIE

FOR THE SUM OF **ONE HUNDRED FOUR THOUSAND NINE HUNDRED TWENTY DOLLARS (\$104,920.00)**

TERMS: UPON COMPLETION

Payments will be made 60% on the amount of work amount (60%) of the contract value of labor and material included, upon amounts furnished by us during the progress of the work and the balance to be paid upon completion of the work.

This proposal is contingent upon contract, time, accidents, or any other cause beyond our control and is subject to conditions on the contract with this client. This proposal is not a contract until signed by an officer of the company and is valid for acceptance within 30 days from the above date unless otherwise agreed in writing.

ACCEPTED BY _____ **RESPECTFULLY SUBMITTED,**

SURETY WATERPROOFING, LLC
BY: **MIKE GUNDERSON**
APPROVED: **10.25.2024**
FOR: _____
TITLE: _____
DATE: _____
SURETY WATERPROOFING, LLC
BY: _____

Eddie S. - Application

Harmony Economic Development Authority
Downtown Revitalization Program - Application

APPLICATIONS ARE DUE BY NOVEMBER 1

Applicant Information
 Name: Eddie Swartzentruber Date: 10-04-24
 Address: 1117 S. Broadway Ave.
 City/State/Zip: Spring Valley, MN Phone: 963-447-9811
 Email: Commercialtool86@gmail.com
 Project Location Address: 114 Main Ave. N. Harmony, MN 55934
 Amount Requested: \$40,000

Describe your project scope:
North Side Jack Painting
East Side Jack Painting
South Side Jack Painting

Describe the materials to be used:
Mortar and New Bricks as needed

Project Budget
 Please list the sources of your project funding:
 EDA Grant: \$40,000 Bank Loan: _____
 EDA Loan: _____ Owner Cash: \$33,000
 Other (please describe): Ceds 132,500
 Other (please describe): _____
 Total Project Cost: 205,500

11/15/24

Please list the cost of each project element and attach quotes:
North Side Jack Painting \$9,400

Please list all contractors to be used and the project elements that they will be responsible for:
Surety Water Proofing
Surety Water Proofing will be responsible to take apart, remove all old bricks and recast all the windows

Statement of Need
 This program is only used to assist projects that would not be able to proceed otherwise. Please indicate why your project cannot proceed without this program's assistance:
Jack painting work is very expensive. There's no way we will be able to maintain this building in its original brick Jack without this assistance. We do NOT have the money ourselves to do all this work.

Applicant Certification
 We, the undersigned certify that the information submitted is true and accurate to the best of our knowledge, that we have read, understand, and that we will comply with the program guidelines. We understand that this application will be reviewed based on the information provided and that we will only receive reimbursements for approved project expenses which utilize approved materials and contractors. We understand that the City of Harmony reserves the right to deny this application and any or all payments if the program guidelines are not followed.

Eddie Swartzentruber Name/Title (Printed)
Eddie Swartzentruber Signature
10-16-24 Date

Korinn Swartzentruber Name/Title (Printed)
Korinn Swartzentruber Signature
 _____ Date

Please submit application with supporting materials to City Hall, incomplete applications will not be accepted.

Mason W. - Tuckpointing, Door & Window Replacement \$21,868.52

Requesting: \$21,868.52

Project Cost: \$21,868.52

***Tuckpointing - \$16,600**
Installation - \$978.52

*** Window**

***Door framing and installation/window framing - \$4,290**

Project Scope: This project will be the final part of restoring the exterior of 64 Main Ave. The upstairs windows were replaced in 2024. There is work planned for 2025 to restore the storefront to the original configuration with the new windows and door.

The project will include tuckpointing the front brick and replacing a shared dilapidated front door and window leading to the upstairs. The current door doesn't close all the way and doesn't latch, the wind is able to blow it open and allows snow and rain inside.

Statement of Need: This project would not proceed without this grant due to higher priority financial projects as well as an additional grant for the storefront, requiring a 20% match.

Awarded Previously?: No.

Mason W. - Contractor Quotes

Proposal

Darold Berger Masonry, Inc.
10 1st Avenue N.W.
Waukon, IA 52172

Phone (563) 568-3864
Fax (563) 568-6090

Proposal Submitted To Mason Weedman	Date 10-18-24
Job name 64 West Main	Job Location Masonry Repairs
City, State, Zip/Code Harmony MN	Job Location 64 west Main Harmony MN
Address	

We hereby submit specifications and estimates for:

Masonry Includes: work to be performed in 2025. Tuck point top 3.5' of building, Miscellaneous, stucco rest of building as necessary, grind and caulk stone arches, install control joint from top of door to bottom of sill in upper window, Epoxy repair broken stone, remove rust and prime and paint steel lintel, replace up to 50 broken brick

Excludes: Furnish electricity or water, Winter conditions heat or shelter,

We Propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:

Sixteen Thousand Six Hundred Dollars (\$16,600.00)

Payment to be made as follows:

Net 30 days from date of invoice (less no more than 10%retention) Progress bills will be issued on a monthly basis. Invoices over 30 days old are subject to a finance charge of 1 1/2 % per month, an annual rate of 18%.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra work will be initiated only upon written notice, and will become an extra charge event and above the estimate. All agreements, amendments, specifications, conditions or others beyond our standard. Owner to supply the materials and other necessary information. Our workers are fully covered by Workday's Compensation Insurance.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Date of Acceptance _____ Signature _____

Authorized
Signature Darold Berger

Note: This proposal may be withdrawn
if it is not accepted within 30 days.

Bill Form No. 1 of 1 - Print

From: Toby Einck mobileglasstoby@gmail.com
Subject: Re: Another window
Date: Oct 22, 2024 at 10:53:01 AM
To: Mason masonweedman@gmail.com

Hi Mason so for that window you are looking at \$978.52 installed.
Thank you

Decorah Mobile Glass
1818 Hwy 9
Decorah IA 52101
Office Phone 563-382-5878
Cell Phone Number 563-380-6101

On Mon, Oct 21, 2024 at 4:33 PM Mason <masonweedman@gmail.com> wrote:
Hi Toby,
I'm looking for another quote for a single window with a rough opening 32"x48", same dark bronze frame with low e glass as the other project I'm doing. This should be the last time I bother you for a quote.
Thank you,
Mason

Sent from my iPhone

ESTIMATE

Austin Neumann Contracting
312 West 19th St
25405 County 18
Preston, MN 55965

an.neumann@att.net
414.251.2278
www.an-contracting.com



Bill to:
Mason Weedman
64 Main Ave
Harmony, MN 55928

Estimate details
Estimate no.: 1033
Estimate date: 10/23/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Remove and dispose of existing 30" x 48" door to building. Remove and dispose of existing window above door. Frame opening for new door and new window to be installed by others. Frame, finish and install new side door. Budget for door \$1,000. Install at time as needed.	1	\$4,200.00	\$4,200.00
				Total	\$4,200.00

Accepted date _____ Accepted by _____

Mason W. - Application

Harmony Economic Development Authority
 Downtown Revitalization Program - Application

APPLICATIONS ARE DUE BY NOVEMBER 1

Applicant Information
 Name: Mason Weldon Date: 11-1-24
 Address: 64 Main Ave N
 City/Town/Zip: Harmony, MN 55019 Phone: 651-792-1601
 Email: mason.weldon@gmail.com
 Project Location Address: 64 Main Ave N
 Amount Requested: \$ 21,848.52

Describe your project scope:

Describe the materials to be used:

Project Budget
 Please list the sources of your project funding:
 EDA Grant: 21,848.52 Bank Loan: _____
 EDA Loan: _____ Owner Cash: _____
 Other (please describe): _____
 Other (please describe): _____
 Total Project Cost: 21,848.52

-Describe project scope
 This project will be the final part of restoring the exterior of 64 Main ave. The upstairs windows were replaced in 2024. There is work planned for 2025 to restore the storefront to the original configuration with new windows and door.
 This project will include tuck pointing the front brick and replacing a shared dislodged front door and window leading to the upstairs. The current door doesn't close all the way and doesn't latch, the wind is able to blow it open and allows snow and rain inside.

-Describe materials to be used
 Tuck pointing will include replacing missing and damaged brick with similar looking brick to existing, but will likely not be a perfect match.
 The door will be a solid, natural wood finish door in a style that will compliment the refreshed look of the exterior.
 The window will be aluminum dark bronze framed, with low e glass.

-Please list the cost of each project element and attach quotes
 Tuck pointing \$16,600
 Door framing and installation/Window framing \$4,290
 Window installation \$978.52

-Please list all contractors to be used and the project elements that they will be responsible for
 David Berger Masonry- Tuck point top 3.5' of building. Miscellaneous tuck rest of building as necessary. grind and caulk stone arches, install control joint from top of door to bottom of sill in upper window, epoxy repair broken stone, remove rust and prime and paint steel lintel, replace up to 50 bricks
 Aaron Nevalainen Contracting-Remove and dispose of existing 32" side door to upstairs. Remove and dispose of existing window above door. Frame opening for new door and new window to be installed by others. Provide finish and install new door. Budget for new door \$1850. Install all trim as needed
 Decorah Mobile Glass- make and install window with dark bronze frame and low e glass \$978.52

-Statement of need
 This project would not proceed without this grant due to higher priority financial projects as well as an additional grant for the storefront, requiring a 20% match.

November 2024

Please list the cost of each project element and attach quotes:

Please list all contractors to be used and the project elements that they will be responsible for:

Statement of Need
 This program is only used to assist projects that would not be able to proceed otherwise. Please indicate why your project cannot proceed without this program's assistance:

Applicant Certification
 We, the undersigned, certify that the information submitted is true and accurate to the best of our knowledge, that we have read, understood, and that we will comply with the program guidelines. We understand that this application will be reviewed based on the information provided and that we will only receive reimbursements for approved project expenses which utilize approved materials and cost actions. We understand that the City of Harmony reserves the right to deny this application and any or all payments if the program guidelines are not followed.

Mason Weldon _____
 Name/Title (Printed) Name/Title (Printed)
[Signature] 11-1-24 _____
 Signature Date Signature Date

Please submit application with supporting materials to City Hall, business@harmony.mn.us will not be accepted.

Up to
\$20,000 CASH
To Build in Harmony!



Details At:

www.harmonymn.gov

507-886-2846

HARMONY ECONOMIC DEVELOPMENT AUTHORITY