

MINUTES
HARMONY ECONOMIC DEVELOPMENT AUTHORITY
Regular & Annual Meeting

February 6, 2025
7:30 AM

Community Center
Council Room

Present: Michael Himlie, Kerry Kingsley, Stuart Morem, Kyle Scheevel, Greg Schieber

Also Present: Alissa Stelpflug, Lorena Reichert, Erica Thilges, Amy Bishop, Allen Dahl

The regular and annual meetings were called to order at 7:34 AM by Kerry Kingsley.

Election of Officers

The board discussed and considered nominations to select officers for 2025. Motion by Himlie, second by Schieber to cast a unanimous ballot to elect Kerry Kingsley as President, Stuart Morem as Vice President, Michael Himlie as Treasurer, and Greg Schieber as Secretary. Motion carried unanimously.

Committee Appointments

Kingsley appointed Scheevel and Morem to the loan committee and Schieber and Himlie to the bike trail committee.

Annual Report

Reichert updated the board that she is compiling the information for the annual report and will present it at the next regularly scheduled meeting.

Annual Program Review

The board briefly discussed the city's business subsidy policy and each established assistance program offered by the board. Kingsley requested that Reichert will discuss these policies at the next regularly scheduled meeting to go into detail of past usage of the policies. Motion by Himlie, second by Kingsley to recommend that the city council preliminarily approve the downtown revitalization program for the 2025/26 cycle, dependent upon next year's budget, so that the program can be advertised this year. Motion carried unanimously.

Minutes

Reichert updated the board that they will be able to review the minutes of the January 2, 2025 Regular Meeting and January 6, 2025 Special Meeting at the next regularly scheduled meeting.

Financial Reports and Claims

The loan portfolio was reviewed. Motion by Michael Himlie, second by Greg Schieber to forgive the remaining loan of David Barrett dba D& K Mfg. because the amount of interest paid has far outweighed the amount that was originally loaned. Motion carried unanimously. Staff will check the process to cancel. Motion by Schieber, second by Kingsley to approve a full-page ad for the annual visitor guide advertisement, amount of \$390. Motion carried unanimously.

Industrial Park Potential Land Sale

Niagara Builders is no longer wanting to purchase a certain industrial lot due to additional costs to ready the lot, but is considering a different lot in the industrial park. The board would like potential buyer to provide any updates to his plans involving the new piece of land. The board would also like an update on the number of jobs and taxable value of the project. Stuart Morem, Alissa Stelpflug, and Lorena Reichert will meet with the potential buyer to discuss project updates and then will update the board at the next meeting. Kinglsey requested Reichert provide an updated map of the current available industrial lots at the next meeting.

2025 New Home Rebate Renewal

Motion made by Morem, seconded by Scheevel to recommend approval to the city council to continue the rehab rebate program as it is and then to discuss this more in detail for next year in September 2025. Motion carried unanimously.

Semi Annual Development Agreement Compliance Review

Reichert updated the board that this will be discussed at March meeting.

Chamber of Commerce Report

Erica Thilges and Amy Bishop were present to give the chamber report. Erica gave several updates on past and upcoming community events, including the chamber's annual meeting last month. Amy Bishop reviewed the 2025 chamber budget, which was approved at the chamber's annual meeting. The numbers from the profit and loss will include in the report at future meetings the actual cash on hand.

Prospects / Community Update

Reichert updated the board on a potential expansion project that is concerned by added tax burden with an expansion, even with TIF as an option. Reichert informed the board that she submitted the required forms for 3 EDA owned industrial park lots to the county assessor's office to maintain tax exemption on those lots. Question by the board on any movement on the potential Richard Sanitation project. Lorena Reichert will follow up with contacts to update the board at the next meeting.

Hearing no objections, Kingsley adjourned the meeting. The meeting adjourned at 8:43 AM.

The next regular meeting is scheduled for March 6, 2025.

/s/ Lorena Reichert .

Lorena Reichert

Community and Economic Development Specialist

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