

MINUTES
HARMONY ECONOMIC DEVELOPMENT AUTHORITY
Regular & Annual Meeting

March 6, 2025
7:30 AM

Community Center
Council Room

Present: Kerry Kingsley, Stuart Morem, Kyle Scheevel, Greg Schieber
Present Virtually: Michael Himlie, Location: 116th Broadway, New York, NY 10027

Also Present: Alissa Stelpflug (City Administrator), Lorena Reichert (CEDA), Erica Thilges and Amy Bishop (Harmony Area Chamber of Commerce)

The regular and annual meetings were called to order at 7:30 AM by Kerry Kingsley.

Annual Report

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

Annual Program Review

The board reviewed the guidelines of the Business Subsidy Policy, the Revolving Loan Fund, The Commercial Rehabilitation Loan Program, the New Construction & Rehab Home Rebate, and the Downtown Revitalization Program. Upon review, the board requested Reichert to amend the guidelines of the Downtown Revitalization Program to include the information from the Frequently Asked Questions document of the program to ensure that all pertinent program information is in one place. Additionally, Kingsley requested that additional information about the requirements listed in the contracts of the Downtown Revitalization Program also be researched by Reichert and presented at the next meeting. Himlie recommended that if changes to the program are to be considered, that the downtown businesses be contacted to get their opinions on the process. Amy Bishop was asked of her experience with the program and said that the current expectations of the program are adequate considering the time and investment it takes to renovate a historic building that was vacant 50 years prior to their owning of the building.

Minutes

The board reviewed the minutes of the January 2, 2025 Meeting, the January 6, 2025 Meeting, and the February 6, 2025 Meeting. Motion by Schieber, second by Scheevel to approve the minutes of all meetings as presented. Motion carried unanimously.

Chamber of Commerce Report

Erica Thilges and Amy Bishop were present to give the Chamber Report and Chamber Financial Report. Thilges informed the board that the Chamber will be requesting the first half of the budgeted money for the Chamber. Reichert confirmed that this will not require a vote from the board. Thilges gave several updates on upcoming community events. The Stardust Retro Revival Grand Opening last Saturday and had record attendance for a ribbon cutting event. The Chamber is holding planning meetings for the 4th of July event and folks are welcome to join the meetings to

help. The 4th of July planning meetings are on the last Wednesday of each month at 6 p.m. at Harmony Spirits. Amy Bishop noted that the financial report does not include the last 2 days of the month in order to accommodate including the report in the EDA meeting packet.

Financial Reports and Claims

The loan portfolio was reviewed. Reichert reported that she has been unable to contact Mr. Barrett to let him know about the remaining amount of his revolving loan being forgiven.

Industrial Park Discussion

Reichert reported that a business has expressed interest in Lot 3, Block 1, Second Addition of the Industrial Park. The lot does not currently have sanitary sewer, so it is uncertain the amount of investment is required to connect that lot to that and any other required infrastructure. The board requested that staff contact the city engineer to inquire about costs to connect infrastructure to Lot 3, Block 1, Second Addition and price the lot appropriately based off of that information. Stelpflug reported that the city engineer reviewed Lot 1, Block 1, Second Addition and believed that no additional dirt work is needed for development that is beyond normal preparation for an industrial building tasked to a future landowner.

New Home Rebate

This agenda item will be discussed at a later date due to a request by the applicant.

Semi Annual Development Agreement Compliance Review

Discussion coincided with the Annual Program Review discussion of the Downtown Revitalization Program.

Prospects / Community Update

Reichert reached out to all current prospects to let them know that she is now the economic development contact. Reichert submitted an application to the Taylor Family Farms Foundation for a grant to update the Trailhead Park Playground.

Bike Trail Project Update

The DNR is planning to begin tree removal, likely the first week of March, along the second phase of the Harmony-Preston Valley State Trail corridor extension. Dirt work will start as the frost goes out.

Hearing no objections, Kingsley adjourned the meeting. The meeting adjourned at 9:28 AM.

The next regular meeting is scheduled for April 3, 2025.

/s/ Lorena Reichert

Lorena Reichert

Community and Economic Development Specialist

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March 7, 2025