

MINUTES  
HARMONY ECONOMIC DEVELOPMENT AUTHORITY  
Regular Meeting

June 5, 2025  
7:30 AM

Community Center  
Council Room

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

Also Present: Alissa Stelpflug (City Administrator), Lorena Reichert (CEDA), Erica Thilges (Harmony Area Chamber of Commerce), Vicky Tribon (Harmony Area Historical Society), Cindy Ofstedal

The regular meeting was called to order at 7:35 A.M. by Kerry Kingsley.

### **Minutes**

The board reviewed the minutes of the May 1, 2025 meeting. Stuart Morem said that the date of the next regularly scheduled meeting in the minutes incorrectly said June 1 instead of June 5. Motion by Michael Himlie, second by Kyle Scheevel to approve the minutes of the meeting with the correction of the June 5 date. Motion carried unanimously.

### **Financial Reports and Claims**

The loan portfolio was reviewed. All payments are up to date. Discussion to remove the David Barrett loan from the portfolio as the remainder was forgiven. Reichert said that she had tried to reach Mr. Barrett to let him know of the change and could not get ahold of him. Stuart Morem will try to find his contact information.

### **Semi Annual Development Agreement Compliance Review**

The board reviewed the schedule of development agreements. All active agreements were in compliance. Reichert reviewed the status of the Bishop agreement covering their downtown revitalization grant. The Bishop's plan to be open by September of this year. They are still on target to meet this goal, as renovation has continued on both the first and second levels of the building. Plaster repair on the second level is complete and that space is also now painted. There is still work to do on the woodwork (crown molding install, shellacking, restoration of apartment entry doors and transom windows, etc.), as well as bathroom and kitchen build-out, and a minor amount of electrical work to complete. The main level front window sill and stool have now been replaced, which they have been waiting on since last fall. They are still waiting on the replacement of both front door thresholds as well as a rebuild of the main level rear doorway. The main level has plaster repair work yet to complete, then will need painting, completion of electrical, and some plumbing. They have acquired most of their inventory and fixtures for the main level business, but are still waiting on the State for licensing. At this point it is likely that the main level storefront will be open before the upstairs is completed.

## **Comprehensive Plan: Review Development Goals**

The board reviewed development goals from 2024. Reichert explained a special planning group that also reviewed goals and will be bringing ideas to a meeting next Wednesday. This planning group was a suggestion from Chris Hahn at CEDA. Reichert will summarize the group's recommendations and present it at the next EDA meeting for discussion.

## **Chamber of Commerce Report**

Erica Thilges reported that there will be two ribbon cuttings for new businesses this month, for Tinker and Makes and Raindrop Massage. Fourth of July planning is going well, with permits and buttons almost ready. There will be the Back Alley Jam Concerts the third Sunday of each month. The annual Golf Tournament is on July 21.

## **Bike Trail Project Update**

Reichert spoke with the DOT about potential funds left over from the bike extension to the state line and whether those funds would be used for improvements needed on the Preston-Harmony trail. There is a strong possibility of this happening, and there are improvements scheduled on the Preston-Harmony trail for the summer of 2026. The date for a Ribbon Cutting is still to be determined. Reichert spoke with Mark Bishop from Niagara Cave and they would be happy to have the Ribbon Cutting at their location.

## **Industrial Park Update**

Reichert provided additional information on the sinkhole map layer that she found from the County's map. The map layer is from the University of Minnesota and does show sinkholes from field visits and from LiDAR. The next recommended action is to work with an engineer to do a Phase 1 environmental review. A company asked about the Phase 2 north portion of the Industrial Lot but would require access to the highway. Reichert has a question out to the Minnesota Department of Transportation on this issue but has not yet heard back. Reichert updated the group that the Yoder project is no longer interested in land at the industrial park because they found a location on a piece of land with a residence and a shop out of town.

## **Member Open Forum**

Vicky Tribon from the Harmony Area Historical Society spoke about a grant opportunity for the McMichael Elevator and asked whether Reichert could be able review the grant application. The board said there would be no issue with Reichert doing that.

Hearing no objections, Kingsley adjourned the meeting. The meeting adjourned at 9:06 AM.

The next regular meeting is scheduled for July 3, 2025 at 7:30 AM at the Community Center.

/s/ Lorena Reichert .

Lorena Reichert

Community and Economic Development Specialist

lorena.reichert@cedausa.com

June 6, 2025