

MINUTES
HARMONY ECONOMIC DEVELOPMENT AUTHORITY
Regular Meeting

July 3, 2025
7:30 AM

Community Center
Council Room

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

Also Present: Alissa Stelpflug (City Administrator), Lorena Reichert (CEDA), Katrina Hurley (CEDA)
Erica Thilges (Harmony Area Chamber of Commerce), and James Hanke (CEDA - Virtually)

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

Minutes

The board reviewed the minutes of the June 5th, 2025 meeting. Michael Himlie made a motion to approve the minutes. The motion was seconded by Kyle Scheevel and approved by the board.

Chamber of Commerce Report- Erica Thilges

Erica Thilges provided her report as the Chamber President. She noted that two new ribbon cuttings were recently held. The Back Alley event drew 100 members. The Ladies Night Bingo event took place and raised \$910 for the Chamber, with plans to hold this event monthly. Harmony radio advertisements are airing on MPR, and Becky Myers is tracking Google Analytics data corresponding to the air dates. The news blast of Harmony will run from May 19th through mid-August. A planning meeting for the 2026 budget was scheduled for July 1st, with budget materials expected in the packet by the end of the month. Another planning meeting for fall events is scheduled for July 11th at Gabby Lou's at 8 a.m. Upcoming events include the Back Alley Jam on July 17th, the golf tournament on July 21st (with room for more teams and a silent auction donations), and the next Ladies Bingo on July 22nd, during fair week. Although there was a technical issue opening the budget file, no major changes are expected, and the budget remains healthy. The Chamber submitted a letter requesting the second half of funding from the EDA July 2nd 2025. They are currently seeking a new Chamber director, with interim support from Ava during the summer and Becky Myers managing social media. The board will address this at the July board meeting, and Becky has been asked to provide a proposal if she wishes to continue her work. There was discussion about whether the Chamber needs a specialized event planner or a full director.

Financial Reports and Claims- Lorena Reichert:

Lorena Reichert added the financial report to the packet July 3rd. Part of the document was cut off in printing, but the report will be emailed out as well. The primary claim is for the second half of

Chamber funding. Although the payment column was incomplete, all obligations are current through June. A motion to approve the financial report was made by Greg Schieber and seconded by Kyle Scheevel. The motion passed, including the approval of \$15,000 for the Chamber.

CEDA Update – James Hanke:

James Hanke introduced Katrina Hurley as the newly hired Community & Business Development Specialist with CEDA. He provided an overview of CEDA's ongoing reorganization, noting that the transition has been in place for eight months. He explained the challenges created by the distance of Lorena Reichert's commute and shared that efforts are being made to cultivate a team environment that encourages long-term staff retention.

Board members, including Kerry Kingsley and Michael Himlie, expressed concerns that service in the past has not met expectations but acknowledged recent improvements. James Hanke reiterated CEDA's commitment to stabilizing staff and improving service.

CEDA Introduction – Katrina Hurley:

Katrina Hurley introduced herself and shared her background in community development, nonprofit leadership, grant management, and stakeholder engagement. She emphasized her commitment to rebuilding trust, supporting local priorities, and providing consistent follow-through. Since starting on June 9th, she has visited Harmony twice (June 24th and June 26th) and has assisted with a Revolving Loan Fund loan application, the Harmony Historical Society's Minnesota Legacy grant application, collaborated with the city administrator, and started networking with key partners. She outlined next steps including meeting with stakeholders, identifying funding opportunities, and helping advance local goals.

Community Updates:

Katrina and Alissa Stelpflug worked on submitting a timeline for a confidential project that Lorena Reichert and Alissa Stelpflug have been working on. The bike path project is still awaiting a confirmed date for a ribbon cutting. The Historical Society is waiting on Davis Bacon updates.

Public Forum:

No public comments were made.

Business – RLF Request (Monster Bash):

Jay Masters joined the call to discuss the Revolving Loan Fund request. Board members expressed concerns about discrepancies in financial figures and whether pledges were secured. Jay clarified that about half the pledges have been collected, with the remainder expected through the capital campaign, and revenue from the event will cover any gap. A motion to approve the loan was made by Kerry Kingsley, seconded by Michael Himlie, and passed without discussion. The City Council will review the loan on July 15th for final approval.

Industrial Park Update:

Lorena Reichert reported she contacted the city engineer from Stantec. They are awaiting his response, expected next week. Current issues include three sinkholes and a need for a lot layout concept. There was discussion about outdated lot pricing and environmental concerns.

Planning Session Update:

Lorena shared that the June 11th planning session generated additional ideas, including a BR&E initiative for childcare. Board members discussed options for city support of childcare facilities, including possible city ownership of a building or other supportive models.

Other Business:

Michael Himlie announced this would be his last meeting as he is moving to Tennessee. The board thanked him for his service, and the City Council will appoint his replacement.

CEDA Annual Meeting:

Katrina Hurley noted that CEDA's annual meeting will take place in Winona on July 31st. The EDA board, Chamber members, and city council are all invited to attend. Invitations will be sent out for registration links via email.

Adjournment:

The meeting was adjourned at 9:25 a.m. by EDA President, Kerry Kingsley.

Hearing no objections, EDA President Kingsley adjourned the meeting. The meeting adjourned at 9:25 AM.

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

Katrina Hurley
Community and Economic Development Specialist
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July 3, 2025