

**MINUTES**  
**HARMONY ECONOMIC DEVELOPMENT AUTHORITY**  
**Regular Meeting**

December 4, 2025 Council Room 7:30 A.M. Community Center

Present: Kerry Kingsley, Kyle Scheevel, Greg Schieber, Keith McIntosh  
Absent: Stuart Morem

Also Present: Alissa Stelpflug (City Administrator), Katrina Hurley (CEDA), Erica Thilges (Harmony Area Chamber of Commerce), Cynthia Ofstedal, Kelsey Bergey

The regular meeting was called to order at 7:31 A.M. by Kerry Kingsley.

**Minutes**

The board reviewed the minutes of the November meeting. Motion by McIntosh, seconded by Kingsley to approve the minutes of the meeting as presented. Motion carried unanimously with no discussion.

**Chamber of Commerce Report**

The Chamber reported that a Family Leave Act informational session was recently held in partnership with the EDA. Twenty-one participants attended, including non-members who paid a small fee, and the event resulted in one new Chamber membership. The Chamber expressed enthusiasm about continuing to partner with the EDA on future classes and programming. Upcoming events include Breakfast with Santa and the Park tree lighting on Saturday, followed by Holidays in Harmony downtown next Wednesday. The Chamber's annual meeting will take place on January 20th at Harmony Spirits at 5:30 p.m., and giveaways will be included. Recruitment of Chamber board members remains difficult, with several seats currently open and discussion underway about reducing the number to five board members. Outreach has been conducted through Facebook posts, emails, and personal conversations, but interest has been limited. Financials were distributed via email, and staff updates noted that Charis, a new Chamber member, is excelling in her role, demonstrating strong follow-up and event coordination skills.

## **Financial Reports and Claims**

The Revolving Loan Fund ledger shows a current balance of \$104,527.43. Bee Balm has paid off its loan in full, and all other borrowers are current on payments. Board members noted that this is a positive development compared to past years when delinquencies were more common.

## **Prospects / Community Update**

### **Childcare:**

Work continues on Harmony Kids' classification as a preschool to qualify for USDA food reimbursement programs. Legislative presentation is expected, with implementation possible in 2026.

### **Workforce Development, Inc. (WDI) Employer Engagement Meeting:**

Workforce Development, Inc. (WDI) offers monthly employer engagement meetings via Zoom, providing resources such as covering costs for required work gear, and information about these meetings will be posted on the city's economic development webpage.

## **CEDA Work Update**

### **Grant Application Update:**

The EDA is awaiting decisions on five grant applications, including funding for solar panel lights and a large grant for the Historical Society, which is expected by December 15th 2025.

### **Fillmore County Childcare Core Team:**

Fillmore County has formed a Child Care Core Team to support childcare facilities, and Harmony representatives will participate including the director of Harmony Kids and the EDA Director.

### **Rolling Hills Transit Survey:**

The Rolling Hills Transit Survey continues to collect responses through utility

billing and online links.

**Data Center Ordinance:**

The Data Center Ordinance is progressing, with Planning and Zoning recently holding a two-hour joint planning session with City Council and EDA invited to review definitions. Phase two will address stipulations and restrictions, and drafts will be reviewed by legal counsel and conservation groups to ensure there are no loopholes.

**Public Forum:** None.

**New Business:**

**Phone Book Update:**

The board discussed updating the annual EDA blurb in the phonebook to highlight accomplishments from the annual report. A draft will be circulated for approval.

**Bee Balm Subordination:**

Following refinancing by Bee Balm, the EDA drafted a subordination of liens related to downtown revitalization work, placing the bank in first position. While the EDA is approving the Downtown Revitalization Grant Subordination, the City Council will approve the Small Cities Block Grant Subordination. Scheiber motioned to approve and McIntosh seconded the motion. No further discussion was had and the motion passed unanimously.

**Home Rebate and Downtown Revitalization Guidelines and Application:**

The board also discussed converting home rebate and downtown revitalization guidelines and applications into fillable PDFs for easier public access. Hurley noted that it was becoming hard to read handwriting from applications submitted. The fillable PDFs allow for a more seamless and accessible application process. Scheiber motioned to approve converting the applications to fillable PDFs and Scheevel seconded the motion. No further discussion was had and the motion was

approved unanimously.

### **Annual EDA Report:**

Hurley's work is underway on the annual EDA report, which will be presented at the January meeting. The report will include attendance records, motions, and grant activity. Kingsley will be recognized for his service and having achieved 100 percent attendance. The board discussed inviting the City Council and School Board to the annual meeting to align goals, noting that such joint meetings had been held in the past but not consistently. Kingsley thought it was a good idea to bring the groups together to discuss plans for the 2026 year. The groups that will be invited will be the School Board, City Council, Chamber of Commerce, and the EDA board.

### **Old Business**

#### **Revolving Loan Fund (RLF) Interest Rate:**

The board continued discussion on lowering the Revolving Loan Fund interest rate to better reflect gap financing objectives. Current practice ties rates to the Wall Street

Journal prime rate the date the application was submitted, which is presently seven percent. Comparisons with neighboring communities show rates ranging from zero to five percent. Options considered included setting a minimum of two percent, tying rates to federal benchmarks, or offering refinancing opportunities. Members debated whether to establish a fixed rate or maintain flexibility, with some expressing concern about unintended consequences if rates were set too low. Schieber motioned to approve a change in the RLF interest rate to 3% for all RLF loans \$25,000 or under and to be negotiable by the EDA board based off the RLF Committee for any requests higher beyond \$25,000. Also to notify all active loans to grant them the opportunity to refinance their RLF loan with the City of Harmony if their rate is higher than 3%. McIntosh seconded the motion. No further discussion was had and the motion passed unanimously. Hurley will notify the existing loan recipients by 12/12/2025.

#### **SMIF Data Center Forum:**

Hurley discussed the importance of becoming educated about Data Centers and how they impact communities, especially rural ones. Schieber commented that

SMIF has several initiatives, and one of them is to ensure that rural communities are informed about initiatives happening and how to take advantage of them for their communities and the risks involved. The forums hosted by SMIF are bipartisan and do not reflect one view vs another. They are purely informational. Hurley recommended everyone to try to attend at least one of the meetings. SMIF is hosting the next meeting on December 18th from 1-4pm in Spring Grove at the Spring Grove Cinema, and the following forum will be hosted on January 14th from 1-4pm in Austin. These sessions will be identical in the information shared, however audience questions will vary. Hurley recommended registering for spots for the forums as soon as possible as the spots fill up very quickly.

**Other:**

Schieber noted that he will be absent for the January EDA meeting and wanted to express his gratitude for Kingsley and his work within the EDA. Kingsley's last meeting will be January 2026 as he has fulfilled his two consecutive terms serving a total of 12 years on the EDA board. Schieber expressed his appreciation for Kingsley's leadership and for always being present and prepared for meetings and has been a truly admirable leader. He will be missed. The EDA board will be honoring Kingsley at the January meeting for his service to Harmony.

**Adjournment**

Hearing no objections, Kingsley adjourned the meeting at 8:35AM.

The next regular meeting is scheduled for January 8th, 2026 at 7:30 AM at the Community Center.