

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

February 5, 2026 Council Room 7:30 A.M. Community Center

**CALL TO ORDER:**

The regular meeting was called to order at 7:32 A.M. by Chris Hahn (serving as the Interim EDA Director)

<input checked="" type="checkbox"/> Steve Donney (Mayor)	<input checked="" type="checkbox"/> Kesley Bergey (EDA)
<input checked="" type="checkbox"/> Keith McInstosh (City Council)	<input checked="" type="checkbox"/> Alissa Stelpflug (City Administrator)
<input checked="" type="checkbox"/> Greg Schieber (EDA)	<input checked="" type="checkbox"/> Chris Hahn (EDA Interim Director)
<input checked="" type="checkbox"/> Stuart Morem (EDA)	

Also In Attendance: Aaron Bishop (Niagara Cave), Amy Bishop (Chamber of Commerce), Erica Thilges (New Generations Antique Mall)

Interim EDA Director Hahn opened Nominations for 2026 EDA Board officers were opened:

Motion to elect Stuart Morem for President made by Keith McInstosh, 2<sup>nd</sup> Steve Donney. Motion carried unanimously with no discussion.

EDA President Stuart Morem assumed control of the meeting

Motion to elect Kelsey Bergey for Vice President made by Keith McInstosh, 2<sup>nd</sup> Steve Donney. Motion carried unanimously with no discussion.

**MINUTES:**

The board reviewed the December 4<sup>th</sup> EDA meeting minutes. Motion to Approve the December 4<sup>th</sup> EDA Meeting Minutes Made by Greg Schieber, 2<sup>nd</sup> Keith McIntosh. Motion carried unanimously with no discussion.

**REPORTS:**

**Chamber of Commerce Report:**

Amy Bishop reported for the Harmony Area Chamber of Commerce (HACC). Bishop reported that the Chamber annual meeting was held January 20<sup>th</sup>. The meeting was well attended. Officer elections were held and Amy Bishop was elected as the HACC Chairperson, and Doug Hamilton was elected as the Vice Chairperson for 2026. Bishop asked the board for clarification of expectations regarding monthly reports from the HACC, and consensus was reached that a brief, written report submitted on Thursday the week prior to the first Thursday of each month would be acceptable. Bishop also mentioned that the HACC is starting to plan for the 4<sup>th</sup> of July Celebrations this summer.

### **Financial Report and claims:**

The EDA YTD budget was presented with no questions.

### **Prospects & Community Update:**

Chris Hahn reported to the board that several individuals have contacted the EDA regarding space for a new retail and service businesses. Discussion was among the board noting that there are several properties in Harmony that might be a good fit, but are not currently being used, or listed for sale. Hahn plans to contact these property owners to explore possible opportunities to utilize these spaces.

Additionally, the EDA is providing these individuals resources and tools to help them develop their business ideas.

### **CEDA Work Update:**

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

Completed paper surveys for Rolling Hills Transit distributed with utility bills have been collected and returned to Bill Spitzer. Approximately 25 additional surveys were received through on-line surveys. Bill Spitzer of Rolling Hills Transit is on the Agenda to Present to the City Council at the February 10<sup>th</sup> regular meeting.

#### **Revolving Loan Modification/Refinancing:**

Several Harmony Businesses with current RED loans have opted to take advantage of the lower interest rate of 3% as approved by the EDA in December of 2025. Modifications have been drafted for Farm Charm 19, LLC., Everybody Eats, LLC., Grey Rock Properties, and Nicole Johnson Agency. Final payoff information has been requested and provided to Harmony Spirits as they have expressed a desire to pay off their loan early. Stardust Retro Revival had also requested to modify its loan, but as the amount of the loan is great than the initial \$25,000 threshold, the EDA Board will discuss the eligibility of this loan under New Business.

Moving forward, a revised Automatic Fund Transfer Authorization for will be included in the final loan / modification documents allowing loan payments to be set up at the loan documents are signed.

#### **Data Center Ordinance – 2<sup>nd</sup> Planning Meeting:**

A second Joint Planning Meeting regarding the Data Center /Ordinance Definitions was held February 4, 2026. The group finished discussion developing definitions and terms for use in creating a draft ordinance. Additionally, it was determined that joint planning sessions will continue at this point every other Wednesday, from 6-8 pm in order to keep these efforts moving forward. The next Joint Planning Session is tentatively scheduled for

### **Fillmore County Rural Child Care Improvement Project (RCCIP):**

The Fillmore County RCCIP Core Team met for the first time on Tuesday, January 27<sup>th</sup> in Lanesboro. (Harmony has several representatives on the core team.) RCCIP is a grant that was written by the Fillmore County EDA for administrative support in the amount of \$42,846.50. In partnership with First Children's Finance, Southern MN Initiative Foundation, Taylor Family Farms Foundation and the MN Department of Children, Youth and Families, county stakeholders will meet regularly to engage with

### **Public Forum:**

Aaron Bishop addressed the EDA board offering that the ordinance **§33.137 Membership and Terms** could further define/clarify for public record, the conditions leading to the creation of a vacancy on the EDA Board, outside of the normal conclusion of the commissioner's term. After discussion, the recommendation offered was that written notification (such as a letter of resignation) from the vacating commissioner be provided to the appropriate board for review, discussion and approval, prior to the appointment of a new commissioner. The board also acknowledged this recommendation be implemented for other public boards. (example: Library Board, Planning and Zoning Board, Etc.)

### **New Business:**

#### **Bike Trail Committee Request:**

Harmony Trail Committee has requested special permission to allow wagon rides (pulled by tractors) on the new Bike Trail to Celebrate the Ribbon Cutting on June 6<sup>th</sup>, which is also National Cave Day. They intend to provide transportation and tour of the trail for area seniors and residents with limited mobility in celebration of the trails official opening. The tour would begin in town and follow the trail to Niagara Cave where there will be celebrations, refreshments, and activities. Residents riding in the wagons would have shuttle transportation provided to return to the city. In order to provide this service, insurance is required by the City of Harmony for the event. Administrator Stelpflug mentioned that the City of Harmony's insurance would cover the event. A motion was made by Steve Donney, and seconded by Keith McIntosh to grant special permission to conduct the wagon rides on the trail pulled by UTV's on June 6<sup>th</sup> after the ribbon cutting, noting that the rules / safety instructions must also be posted for this event was. Motion carried unanimously with no discussion. The Special Event Permit Application with Proof on Insurance will be completed and submitted to the DNR.

#### **New Home Rebate Application – Fishbaugher:**

Application for the New Home Rebate Program was submitted by Neil and Mary Fishbaugher for a new home construction on Lot 7, Block 2 of the Walnut Farms 1<sup>st</sup> Addition. The application was submitted requesting a rebate in the amount \$17,750. Keith McIntosh motioned for the approval of the application as submitted, and seconded by Kelsey Bergey. The motion was carried unanimously. Mr. Fishbaugher then asked if he was permitted to build a storage shed on the property. Hahn noted that he will provide and forward the applicable ordinance and guidelines to Mr. Fishbaugher to review.

**New Home Rebate Application – Strand:**

Application for the New Home Rebate Program was submitted by Debra Strand for a new home construction at Hahn Subdivision Lot -001 Block -002 Lot 1, Block 2 Hahn Subdivision (348 7<sup>th</sup> Ave. SE Harmony, MN 55939. The Application was submitted requesting a rebate in the amount \$14,000. Upon review and discussion, the EDA board determined the that eligible rebate amount would be \$10,250, not \$14,000 as the unimproved property value was included in the base calculation. Motion was by McIntosh to approve rebate in the amount of \$10,250 providing the the final valuation meets the published Home Rebate Program sliding scale, and seconded by Greg Schieber. Motion carried unanimously with no further discussion.

**Discuss EDA Loan Modification over \$25,000**

A request was received from Stardust Retro Revival to modify its existing EDA RED loan. As the loan amount is greater than the initial \$25,000 threshold, the EDA board wished to review this on a per case basis as determined in December of 2025 for loans an amount greater than \$25,000. After discussion a motion was made by Steve Donney and seconded by Kelsey Bergey to approve a loan modification at an interest rate of 3% interest for Stardust Retro Revival

**Review/ Approve – Harmony CEDA EDA Grants Qualification Checklist. (Attached)**

Interim Director Hahn presented a 3-page Grant Qualification Checklist for the EDA Board to review. This checklist is currently used by CEDA’s team and CEDA communities to help determine if a grant may be a good fit for a specific project/ organization by scoring the various criteria, providing a rubric tabulating an overall score. The form can be printed or is can be made available as a fillable worksheet online. After review, a motion was made by Steve Donney, seconded by Greg Schieber to have the Grant Qualification Checklist made available on the Harmony / EDA website as a community resource.

**Old Business:**

No Old Business items were presented

**Adjournment:**

Motion to Adjourned made by Keith McIntosh, seconded by Kelsey Bergey. President Stuart Morem Adjourned the meeting at 8:46 am

The next EDA regular meeting is scheduled for Thursday, March 5th, 2026 at 7:30 AM at the Community Center.

Respectfully Submitted,

Chris Hahn – CEDA  
Interim EDA Director