

MINUTES
HARMONY ECONOMIC DEVELOPMENT AUTHORITY
Regular Meeting Minutes

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

CALL TO ORDER:

The regular meeting was called to order at 7:30 A.M. by EDA President Stuart Morem

<input checked="" type="checkbox"/> Steve Donney (Mayor)	<input checked="" type="checkbox"/> Kelsey Bergey (EDA)
<input checked="" type="checkbox"/> Keith McIntosh (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)	

AGENDA:

Motion to approved the March 4 Meeting Agenda was made by Steve Donney, 2nd Keith McIntosh carried unanimously with no discussion

MINUTES:

The board reviewed the February 4th EDA meeting minutes. Motion to Approved the February 4th EDA Meeting Minutes made by Greg Schieber, 2nd Kelsey Bergey. Motion carried unanimously with no discussion.

REPORTS:

Chamber of Commerce Report:

A written report was submitted by the HACC outlining the following ongoing initiatives: Harmony Visitors Guide, 4th of July Planning, Magazine Ad Campaigns in the Madison, WI. and Twin Cities Metro markets, and stronger than anticipated Social Media engagement for the month of February. HACC also informed the EDA board that Chamber Director, Charis Delorey has resigned. The position has been posted, and several candidates have applied with interviews currently scheduled.

Financial Report and claims:

The EDA RED Loan Summary was presented. Greg Schieber noticed that the Total Loan Receivables and the Loan Fund Total did not match. Discussion suggested it was a formula error and will be investigate and corrected

Prospects & Community Update:

Director Hahn informed the board that he received an email inquiry looking to relocate to Harmony, MN and seeking more information on the current new home and business incentives. Hahn responded to the email with program information. Hahn noted that he was not sure if it was a real person or an AI created inquiry, but responded as if it were a real person.

CEDA Work Update:

Business Updates and Meetings:

Farm Charm submitted the first receipt for its Revitalization Loan in the amount of \$3,220.00 for window and trim replacement at 45 Main Street in Harmony.

Director Hahn also reported meeting with Mactabilis Souls, LLC. and an individual exploring a motorized scooter service in Harmony.

Revolving Loan Modification/Refinancing:

The EDA has completed RED Lona modifications for Farm Charm, Stardust Retro Revival, and Grey Rock properties. Modifications for Nicole Johnson Agency and Everybody Eats, LLC. are drafted and awaiting signatures.

Fit Express has one payment remaining on its RED Loan.

No word from Harmony Spirits as to whether they still intend to pay off its loan. The loan payments remain current.

Data Center Ordinance – March 4th Planning Meeting:

The scheduled March 4th meeting was postponed until March 18th due to the primary facilitator being ill, and unable to attend.

Fillmore County Rural Child Care Improvement Project (RCCIP):

The Fillmore County RCCIP Core Team met for the 2nd time on Tuesday, February 24th in Preston. (Harmony has several representatives on the core team.) RCCIP is moving forward with the planning of the Childcare Provider Appreciation event, and preparing to send surveys to providers, families and employers in Fillmore County as part of the next steps.

Harmony Stateline Non-Biker Trail Ride (June 6, 2026)

The DNR Special Permit Application for the June 6th Non-Biker Trail Ride has been submitted and receipt confirmed by the DNR. This event will offer wagon rides to residents with limited mobility from the Harmony trailhead to Niagara Cave along the trail on June 6th, to celebrate the Trail Opening and National Cave Day.

Harmony EDA Grant Qualification Checklist:

The 3-page Harmony EDA Grant Qualification Checklist has been posted to the EDA website. This checklist can help communities and organization 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.

Public Forum:

No public comments were presented

Old Business:

No Old Business items were presented

New Business:

The board reviewed a request from Cody Burroughs regarding undeveloped City owned parcels 150621000, 150624000, 150570000. Cody's request is to spray and kill Wild Parsnip, and roll several of the parcels in order to make them easier to mow/cut, and use them for grass hay for his cattle.

After review and discussion, a motion was made by Keith McIntosh, 2nd Kelsey Bergey, to allow Mr. Burroughs to spray and roll these parcels, and use them for hay on an annual renewal basis. Acknowledging the costs incurred by Mr. Burroughs to prepare the land to hay (spray for weeds, and roll the parcel) no fees will be charged this year. A written agreement/lease will be prepared

The board requested that Mr. Burroughs clarify how much land he intends to use, so that the city can adjust their mowing schedule accordingly, and consider a donation to the 4th of July celebration.

Adjournment:

Motion to Adjourned made by Keith McIntosh, seconded by Keith McIntosh. 2nd Kelsey Bergey Hearing no objections, the meeting was adjourned at 8:22 am.

The next EDA regular meeting is scheduled for Thursday, April 2nd, 2026 at 7:30 AM at the Community Center.

Respectfully Submitted,

Chris Hahn – CEDA
Interim EDA Director