

MINUTES
HARMONY ECONOMIC DEVELOPMENT AUTHORITY
Regular Meeting Minutes

May 7, 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

☒ Steve Donney (Mayor)	☒ Kelsey Bergey (EDA)
☒ Keith McIntosh (City Council)	☐ Alissa Stelpflug (City Administrator)
☒ Greg Schieber (EDA)	☒ Chris Hahn (EDA Interim Director)
☒ Stuart Morem (EDA)	☒ Other: Erica Thilges, Alan Dahl, Cindy Ofstedal

AGENDA/ MINUTES (Consent Agenda)

Motion to approved the May 7th Meeting Agenda and April 2nd Meeting Minutes was made by Keith McIntosh, 2nd by Kelsey Bergey carried unanimously with no discussion

REPORTS:

Chamber of Commerce Report:

A written report was submitted by the HACC outlining the following ongoing HACC Items:

- 4th of July Planning: button design deadline is Friday May 8th; design will be selected May 14.
- Support letters will go out to the community in the May mailing
- 2026 Harmony Visitors Guidebooks are here and being distributed locally
- Visitor Center Seasonal hours are now active Mon-Sat 10:00 am -3:00 pm

Financial Report and Claims:

The April Month End EDA RED Loan Summary was presented and reviewed by the board. All RED Loan accounts are current and in good standing

Prospects & Community Update:

Director Hahn informed the board that he received an email inquiry from Columbia 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.

CEDA Work Update:

Business Updates and Meetings:

Kelsey Bergey reported that the Bee Balm retail space at 65 Main St. is available to rent.

Director Hahn contacted Gold Grooming (Jennifer) regarding the recent notice that the business is closing as of June. At this point the decision to close the business has been made, and no additional resources need to be provided.

Director Hahn met with Toni Mensink of Together by Design (formerly Typsy Trailer) Toni is focusing on rebranding her business. EDA Director Hahn was able to assist in her registering with the SBDC and being assigned a small business marketing specialist.

The EDA has reached out several times to Charlie Henry and Jacob Miller regarding the renovation of the 570 North Main Ave. property into apartments with a separate garage building added. Planning and Zoning met and will recommend to City Council that the parcel be rezoned residential.

EDA Director Hahn stopped into Harmony Veterinary Clinic to introduce himself and follow-up on plans for expansion. He dropped off contact information and will follow-up again the coming weeks.

EDA Director Hahn also mentioned several pieces of earned media for Harmony including an article in the Fillmore County Journal on April 6th and **Linked In** and **Facebook** social media on the CEDA pages for Farm Charm and the new windows purchased using the downtown revitalization program funds.

Revolving Loan Modification/Refinancing:

Nothing new to report, and no revolving loan applications have been received

Other Updates:

Data Center Ordinance Joint Planning Meetings have concluded. Greg Schieber reported that City Council approved the contracting with an attorney out of Eagan MN to help draft the Data Center Ordinance. Greg and Alissa will be meeting with him on May 11th to start that process.

The Fillmore County RCCIP Core Team's Child Care Appreciation dinner is tonight, May 7th beginning at 5:30 at Harmony Spirits. This is the first event in the development of Fillmore County's Comprehensive Child Care Plan. Surveys have also been sent out to businesses, parents, and providers to gather feedback on the needs in Fillmore County. The goal of these events is to create a Comprehensive Plan of Action to address the ever-growing childcare need in Fillmore County

Gopher to Badger Link infrastructure Open House meetings are being held throughout Fillmore and Houston Counties this week. An email was forwarded to the EDA board, with the next meeting at 10:00 am today in Mabel.

The DNR Special Permit Application for the June 6th Non-Biker Trail Ride has been approved 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.

A brief summary of the SMIF 40th Anniversary Celebration was provided by Mayor Steve Donney and Greg Schieber, both who attended the event in Faribault. Vicky Tribon (HAHS) and Becky Jones (Farm Charm) participated as part of a panel discussion, while Matt Brown and Greg Schieber provided live music.

Public Forum:

Cindy Ofstedal asked about promotion of the Harmony Trail addition and a Ribbon Cutting event. As she has not seen any information from the DNR regarding the completion of the trail. It was mentioned that a ribbon cutting will take place on June 6th as part of the Trail Ride. It was further discussed by the board to reach out the Chamber of Commerce and see if they plan to promote this event and new amenity for the community, and explore ways to possibly collaborate/ promote the trail extension moving forward.

Mayor Donney requested to comment at this time, asking if the EDA could look into getting involved in supporting effort of the HAHS to secure additional support and funding for the McMichael Grain Elevator renovation, stating that although they have \$140,000 in grants, the entire project will be several hundred thousand. The EDA board reached a consensus that once next steps are identified by HAHS it could look at offering support/ funding.

Old Business:

Stuart Morem inquired if there has been any follow-up with Richard Sanitation regarding purchase of an industrial park lot. Will check with administrator Stelpflug, and follow-up.

An update was requested about the work Stantec is undertaking regarding sinkhole related parcel re-plating/mapping in Harmony Industrial Park. Will check with administrator Stelpflug, and follow-up.

New Business:

Interim EDA Director Hahn initiated a discussion regarding the CEDA EDA contract moving forward. Hahn asked the board for input on expanding the CEDA contract to 2 days a week from the 5 day per month current contract, noting that there is enough work to support 2 days per week especially with potential possibilities around data centers (upon ordinance completion), and possible assistance to HAHS. Hahn also noted that CEDA would hire for the Harmony community, and he would continue directly supporting the EDA in community one day a week for the initial 6 weeks with a new CEDA EDA Director. Mayor Donney noted that typically the EDA board would not undertake this directly, and recommended Hahn work with the city Budget Committee and Administrator to review and bring forward a proposal/recommendation.

MiEnergy/ Dairyland is currently looking for local events or community projects they can sponsor or support with a donation. If we have any upcoming events or specific projects in your community, please

send them my way. Initial suggestions by the end of next week, and we are always welcome to reach out at any time. Information will be forwarded to the HAHS (Vicky Tribon) to select and forward project opportunities.

Adjournment:

President Morem adjourned the meeting at 7:45 am

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

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Chris Hahn".

Chris Hahn – CEDA
Interim EDA Director