

KASSON ECONOMIC DEVELOPMENT AUTHORITY MEETING

Tuesday, March 7th, 2023

Kasson City Hall

12:00PM

MINUTES

Pursuant to due call and notice thereof, a regular meeting of the Kasson Economic Development Authority (EDA) was held at Kasson City Hall this 7th day of March 2023 at 12:00PM.

The following board members were present: Dan Egglar, Chris McKern, Jon Ehmke, Michael Peterson, Janice Borgstrom-Durst, and Kathy O'Malley

Absent: Tom Monson

The following staff members were present: Tim Ibisch – City Administrator, and Ian Albers – Community Development Assistant

- I. Call Meeting to Order. Egglar called the meeting to order at 12:00PM
- II. Approve Minutes of the Previous Meeting. Borgstrom-Durst motioned to approve the minutes. Peterson seconded.

Ayes (6), Nays (0). Motion carried.
- III. Financial Report. Albers presented the financial report. Egglar asked if everyone was up to date on payments. Albers stated Crop Science Investigation is behind on their RLF payments, and that they have been experiencing some legal issues that have prevented them from accessing their property. Albers and Ibisch had met with CSI in January, during which the option of a forbearance was discussed. Albers had asked CSI for an update, but no response was received before the March EDA meeting. McKern stated that he would like a follow-up from CSI before the April EDA meeting – they don't have use for the funds if they cannot access the property. The financials were reviewed and accepted.
- IV. Coordinator's Report. Albers presented the Coordinator's report.

Business visits, assistance, and community updates

Chaotic Good Brewing Company and Tammy's Place both received their \$2,000 façade improvement grants for new signage. On February 28th, I attended the soft opening at Tammy's Place and was very impressed with Kasson's newest restaurant – I would highly recommend visiting soon if you haven't already! On March 3rd, the final design for the environmental learning center at the proposed Dodge County Regional Park was revealed – more info will be available on Dodge County's EDA website. Coming up later in March, the St Paddy's Day event will take place on Saturday, March 11th from 2-4 PM. Additionally, three ribbon-cuttings are scheduled for new businesses in Kasson. These include Tammy's Place on the 10th, Chaotic Good on the 11th, and Creative Stars Academy (the new daycare at Plaza 57) on the 13th.

Business Spotlight

There will be no Business Spotlight for March.

Rethos Downtown Assessment

Rethos presented the Downtown Assessment on January 11th. Generally, the report finds that Kasson's downtown has a variety of business offerings that downtowns in other cities often lack. However, there are opportunities to make downtown better. Some of these opportunities may include providing more options for activities in the evening and for families, and improving parking/safety conditions and building aesthetics. The full report is included in the packet.

EDA Priorities for 2023

The EDA Priorities for 2023 are included in the meeting packet.

Updates to the Kasson Comprehensive Plan

Since the latest Kasson Comprehensive Plan was adopted, demographics have changed. Updates to the comp plan reflect these changes and will influence how we think about the future growth of Kasson. The slide deck is included in the packet.

- V. City Administrator's Report. Ibisch presented the Administrator's report. Report included in meeting packet.
- VI. EDA Priorities for 2023. Albers presented the EDA Priorities for 2023:
1. Support businesses through the Hwy 57 project
 - Share contact info between construction workers and Kasson restaurants
 - Improve signage during construction impacts
 2. Expand multifamily housing options and promote a greater diversity of housing types
 - Research housing needs and consider updating the housing study from 2019
 - Issue a request for proposal to develop the Cemetery land in SW Kasson
 3. Create a plan for downtown + EDA lots
 - Explore options for beautification and improved safety downtown
 - Conduct a parking study to gather data on current utilization

McKern stated that it would make sense to hold off on a housing study until after the new Hamilton apartment building starts to be rented out. Ibisch stated that we could reach out to Dodge County to see if they would be interested in collaborating on a housing study. Borgstrom-Durst asked who is funding the housing improvement loan program. Ibisch replied that those were MIF dollars that were transferred over to SEMMCHRA and that the program was extended through 2024. McKern added that the parking study could be conducted after the Hwy 57 improvements are completed. Discussion on parking downtown followed.

- VII. Updates to the Kasson Comprehensive Plan. Albers presented updates to the Kasson Comprehensive Plan. The slide deck was included in the meeting packet. Borgstrom-Durst asked if it would be possible to tour the new Hamilton apartment building. Albers will reach out to see if it would be possible to hold the May EDA meeting onsite.
- VIII. Other Business/Open Discussion. None.
- IX. Items for April meeting. A follow-up from Crop Science Investigation is expected.
- X. Adjourn. McKern motioned to adjourn the meeting. O'Malley seconded.

Ayes (6), Nays (0). Motion carried. Meeting adjourned at 12:33PM.

The next meeting will be held at 12:00PM on April 4th, 2023.

Minutes submitted by:

Ian Albers, Community Development Assistant

Dan Egger, EDA President