

KASSON ECONOMIC DEVELOPMENT AUTHORITY MEETING

Tuesday, June 6th, 2023

The Park Apartments – 800 3rd St SW

12:00PM

MINUTES

Pursuant to due call and notice thereof, a regular meeting of the Kasson Economic Development Authority (EDA) was held at The Park Apartments – 800 3rd St SW this 6th day of June 2023 at 12:00PM.

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

Absent: None.

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

- I. Call Meeting to Order. Egger called the meeting to order at 12:20PM
- II. Approve Minutes of the Previous Meeting. Peterson motioned to approve the minutes. O'Malley seconded.

Ayes (7), Nays (0). Motion carried.

- III. Financial Report. Albers presented the financial report. Discussion followed on EDA loan payments for 1760 Millworks and Crop Science Investigation. Albers reported that Crop Science Investigation was behind on the payment that was due on May 15th but had spoken with Mr. Littrell, who stated that he would be coming to make payments for May and June later this week. Ibisch stated that Albers could send reminder emails or letters. The financials were reviewed and accepted. Monson motioned to approve the financial report. McKern seconded.

Ayes (7), Nays (0). Motion carried.

- IV. Coordinators Report. Albers presented the Coordinator's report.

Business visits, assistance, and community updates

On May 12, I attended the SE Economic Development Professionals meeting in Oronoco, where the main topics of discussion were the Small Cities Development Program and changing trends in workforce culture. I found the presentations at this meeting to be both interesting and informative. On May 23, I met with Katie Elmore of Elmore Chiropractic and Laura Qualey of the Dodge County EDA to discuss some options available to assist in funding the build-out for her business expansion. On May 25, I met with some members of KARE and Quentin Collette of New History, who gave a presentation on the various services that his company provides and could potentially provide to the Kasson Historic School project. I have also had discussions with Megan Carr of Sand Companies about the affordable housing project that is planned for the Vail property. In June, the Park Apartments will welcome its first tenants – the EDA has been invited to attend a

ribbon-cutting with a tour of the building on June 6 starting at 11:30. On June 9, the Chamber is hosting its Around & About Kasson event, along with a ribbon-cutting for Rise Up at the Kasson Mini Mall at noon.

Kasson Parks Survey - Results

A grand total of 273 survey responses were collected – thank you to everyone who participated! The big takeaways from the survey include the following: a majority of respondents visit a park in Kasson at least once a month, and the top three park amenities that the respondents prioritize are playgrounds, restrooms, and seating options. The comments section of the survey was a mixed bag of opinions ranging from praise and criticism to specific ideas for improvements or additions at the parks. A presentation of the full results is included in the meeting packet.

SMIF Rural Entrepreneurship Ventures Program (REV)

The REV Program from SMIF is designed to assist cities with entrepreneurial development and provides coaching, resources, and connections throughout the 3-year timeline of the program. Four communities with populations under 10,000 in SE MN will be selected to participate – I believe this would be a good opportunity for Kasson if selected. The program guidelines and Letter of Intent form are included in the meeting packet.

RFP – Cemetery land in SW Kasson

One proposal was received before the deadline to submit on May 31. The proposal includes two concepts – both of which are an expansion of the adjacent manufactured home community, though one of these leaves a large portion of the site vacant. A presentation to the City Council is planned to occur in June.

Ibisch asked about the status of the historic school project. Albers stated that he found contact information for a CEDA employee who may be able to assist KARE with writing a grant. Borgstrom-Durst stated that they were looking for some funding to structurally tide the building over so that it could be sold to a developer, ideally as senior housing. Additional discussion followed on the renewed historic tax credit program.

- V. City Administrators Report. Ibisch presented the Administrator’s report. Report included in meeting packet.
- VI. Kasson Parks Survey – Results. Albers presented the park survey results – discussion followed. Presentation included in meeting packet.
- VII. SMIF Rural Entrepreneurial Ventures Program (REV). Albers explained the REV program. It is a 3-year commitment that provides training and strategies for economic development. Four cities in SE Minnesota will be selected. There is a multi-phase application process that Albers intends to complete. Monson proposed that Albers reach out to Mantorville to see if they would be interested in a joint application – collaborative application may be stronger.
- VIII. RFP – Cemetery land in SW Kasson. Albers stated that one submission for the RFP was received – there will be a presentation made at the next City Council meeting in a closed

session. Monson shared that he reached out to some developers who may be interested in the property but would need more time to submit a proposal. Monson will share contact information with Albers.

IX. Other Business/Open Discussion. None.

X. Items for July meeting. None.

XI. Adjourn. Monson motioned to adjourn the meeting. Borgstrom-Durst seconded.

Ayes (7), Nays (0). Motion carried. Meeting adjourned at 12:49PM.

The next meeting will be held at 12:00PM on July 10th, 2023.

Minutes submitted by:

Ian Albers, Community Development Assistant

Dan Egger, EDA President