

KASSON ECONOMIC DEVELOPMENT AUTHORITY MEETING

Tuesday, January 4th, 2022

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 4th day of January 2022 at 12:00PM.

The following board members were present: Dan Egger, Chris Mckern, Tom Monson, Michael Peterson, Janice Borgstrom-Durst, Jill Moosbrugger.

Absent: Kathy O'Malley

The following staff members were present: Tim Ibisch- City Administrator, Robert Harris III - EDA Staff

- I. Call Meeting to Order. Egger called the meeting to order at 12:00PM.
- II. Election for open seat on EDA. Monson's term ended on December 2021 and he is seeking to be reappointed for another 6 year term. Mayor McKern reappointed Monson for another 6 year term.
- III. Approve Minutes of the Previous Meeting. Peterson motioned to approve the previous minutes. McKern seconded.

Ayes (6), Nays (0). Motion carried.
- IV. Financial Report. Harris presented the financial report. Borgstrom-Durst motioned to approve the financials. McKern seconded.

Ayes (6), Nays (0). Motion carried.
- V. Coordinators Report. Robert Harris III, CEDA, presented the coordinator's report.

Business visits and assistance

- Ocean Mist Car Wash – spoke with about the Façade Improvement program and other options for improving their parking lot surface.
- Byron Auto Sales (recently acquired Kasson Car Care) - the acquisition is complete, and their transition process began last week.
- Baymont by Wyndom – the hotel is looking to make significant renovations to the property to put them in compliance with their franchise requirements. They have requested assistance applying for the DEED Main Street Revitalization grant program. Since this is the only hotel in the county, I am collaborating with the county on this application.
- Ready, Set, Learn – they are looking for a commercial space that they can grow into. I am providing them with some options.

Hamilton Multifamily Project

Tim, Nancy, and I met with Mike Bubany, the city's public finance advisor, to discuss Hamilton's request for assistance. A counter response has been sent to them with terms that the Council would feel more comfortable with. They have replied to that counter and some additional details need to be worked out before

We will be visiting the county and school district in January to request a collaborative abatement agreement.

Building offer from Trail Creek Coffee Roasters

The subcommittee met in December and determined that the building should be valued at \$100,000 based on recent sales in the area. A counteroffer of \$100,000 with a \$15,000 business subsidy was sent on 12/14/2021. The offer is active for 90 days and the subsidy is vested over 5 years in \$3,000 increments.

Childcare Dodge County project

The County has applied for technical assistance from First Children's Finance to assess the childcare situation throughout the area. We've agreed to collaborate in this project. Plaza 57 is offering an incentive to attract an owner/operator. They are willing to pay for 50% of the build out, maxed at \$100,000.

Downtown Lots

The EDA Build Back Better regional application for technical assistance was not successful. Only 1 project in MN was funded (a bio-medical cluster in the Twin Cities)

We are now going to move forward on the Economic Adjustment Assistance application due on March 15.

I fielded a call from a local investor/entrepreneur that may be interested in the lots. He runs smoke shops and is looking for a place to expand that business. More follow up needed.

Kasson Main Street Improvement Task Force

The joint application with Community Ed to SMIF was not funded. We are exploring alternative options for the indoor play space concept.

The Downtown Improvement Task Force met last week and after some initial conversations in the community have decided to shift our event date to Saturday, March 12th to align with other St. Patrick's Day activities. The Legion will have bagpipers and there will be a big volleyball competition in town.

SE MN Transit Committee

The Transit Committee has secured some corporate funding from end of year solicitations and will be hiring a consultant to lead the organization formation in 2022.

SE MN Impact Hub

The old Images building on Mantorville Ave is up for sale. The previous offer from the specialty gym fell through. I am working on a concept for a commercial kitchen/food incubator concept that includes a revolving retail space. I've had some initial conversations with the county, GreenSeam, and SMIF and there is a lot of alignment throughout the regional and there is a significant need for larger scale commercial kitchen space that has warehouse space.

Vail Property development

I have conducted some outreach to area real estate developers/investors and hospitality management companies. In 2022, we will be looking to put together a formal RFP for the site to solicit developers.

- VI. City Administrators Report. Ibisch presented the Administrators Report. Report included in meeting packet.
- VII. Approval of 2022 Business Façade Improvement program. Harris presented the updated Business Façade Improvement program for 2022. There was discussion about how much to allocate towards the program given the additional programming for the Hwy 57 disruption. It was decided to not allocate a specific dollar figure but rather keep an eye on available funds as applications are received. McKern motioned to approve the 2022 Façade program with these changes. Monson seconded.

Ayes (6), Nays (0). Motion carried.

- VIII. Hwy 57 disruption programming. Harris presented a 0% interest short disruption loan program to assist businesses with any lost revenue from the Hwy 57 construction project. Disruption is expected from May to July. The loan provides a maximum of \$2,000 dispersed at a rate of \$1,000 per month during the construction period. No specific amount was allocated to the program. McKern motioned to approve the program. Monson seconded.

Ayes (6), Nays (0). Motion carried.

- IX. Regional commercial kitchen/incubator (Food Impact Hub). Harris presented a concept for a commercial kitchen and food business incubator to be housed in the old Images by Design building on Mantorville Ave. The group provided feedback on the concept and expressed the need for a private group to own and operate the building, but the EDA expressed support for the project.

- X. Other Business/Open Discussion. There was brief discussion about next steps with the Hamilton Real Estate. Group directed Harris to continue working with Hamilton.

- XI. Items for February meeting. The 2021 Annual Report and 2022 goal setting were identified as items for February.

- XII. Adjourn. Mckern motioned to adjourn the meeting. Borgstrum-Durst seconded.

Ayes (6), Nays (0). Motion carried. Meeting adjourned at 1:00 PM.

The next meeting will be held at 12:00PM on Feb. 1st, 2022.

Minutes Submitted by:

Robert Harris III, EDA Coordinator

Dan Egger, EDA President