

KASSON ECONOMIC DEVELOPMENT AUTHORITY MEETING

Tuesday, March 1st, 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 1st day of March 2022 at 12:00PM.

The following board members were present: Dan Egger, Chris McKern, Michael Peterson, Kathy O'Malley (arrives on item V), Janice Borgstrom-Durst, and Tom Monson

Absent: Jill Moosbrugger.

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 12:03PM.
- II. Approve Minutes of the Previous Meeting. McKern motioned to approve the previous minutes. Monson seconded.

Ayes (5), Nays (0). Motion carried.

- III. Financial Report. Harris presented the financial report. The financials were reviewed and accepted. Borgstrom-Durst motioned to approve the financials. McKern seconded.

Ayes (5), Nays (0). Motion carried.

- IV. Coordinators Report. Robert Harris III, CEDA, presented the coordinator's report.

Business visits and assistance

- Johnson's General Store will be opening at 211 W Main Street. Opening date yet announced. I met with the owner Kelly Johnson about programs available through the city and provided her with some guidance on a written business plan.
- Chaotic Good Brewing Company – stayed in close communication as we've processed their revolving loan fund request.
- I've had a couple conversations with a local business looking for a new site in town. They've asked to not be named publicly yet.
- I also field 2 calls from businesses looking to move to town. One business refurbishes antique cameras, and the other is a butcher operation.
- We submitted a DEED Main Street Redevelopment Grant application on behalf of the Baymont by Wyndom's renovation project. It was submitted on Monday, 2/21.

Hamilton Multifamily Project

The Hamilton project has received tax abatement approvals from two taxing bodies (city and county). The school still needs to hold a public hearing, but the board has tentatively approved the tax abatement request.

We had a joint project meeting on Thursday, 2/24 with the city engineer, city planner, public works, and the Hamilton design team to work through some design issues with the site. All in all, there are some remaining elements to work through, but it is looking like we will see development start in July or August of this year.

Kasson Historic School Redevelopment

No major updates on the school project. I've spoken with Paul Warshauer a couple of times about the process of requesting TIF assistance, but he won't be ready to make that request until he closes on the building.

Building offer from Trail Creek Coffee Roasters

Sale is not complete yet. I am waiting on purchase agreement and mortgage documents from the city attorney. I should have those later today or tomorrow.

Childcare Dodge County project

I had a joint meeting on Tuesday, February 8th with the Community ED Director and a few of the county staff (Environmental Services Director, Zoning Administrator, Economic Development Coordinator) to discuss the status of childcare in the region and strategize on getting a full center in Kasson. The conclusion was that more analysis is necessary before moving forward.

Kasson Downtown Improvement Task Force

The Downtown Improvement Task Force met a couple of times this month to finalize the details for the March 12th event. Marketing materials can be found in the packet. Event details are now live.

We are planning to have the EDA EAA grant application submitted by Friday, March 11th.

SE MN Transit Committee

No updates on the transit committee. They are expected to make announcement at the SEMLM meeting on March 29th.

SE MN Impact Hub

No major updates.

- V. City Administrators Report. Ibisch presented the Administrators Report. Report included in meeting packet.
- VI. Chaotic Good Brewing Company RLF loan application. Egger presented the revolving loan fund loan committee's recommendation for the Chaotic Good Brewing revolving loan fund application. McKern motioned to approve the loan for \$50,000 at 3.25% for 10 years.

Ayes (6), Nays (0). Motion carried.
- VII. Proposal to purchase parcel adjacent to Vail property. Harris presented a proposal brought forward by the 1st Stop Realty to purchase 8 acres adjacent to the recently acquired Vail property. It was decided to not pursue purchasing the property.
- VIII. Dodge County Childcare initiative. Harris updated the group that he met with some of the staff in Dodge County to discuss childcare issues and priorities in the county. The EDA expressed that childcare services in Kasson are sufficient and there was no interest to subsidize a new facility in the city.
- IX. Welcoming new businesses to town. Since several new businesses have opened in town, Harris recommended that the EDA have a formal process for welcoming new businesses. It was decided that the EDA would collaborate with the Kasson Chamber of Commerce in their ribbon cutting events as a formal welcome to new businesses.
- X. Kasson Solar Garden project. Ibisch presented the potential solar projects that the city is exploring. There are 2 potential sites being explored for solar development.
- XI. Other Business/Open Discussion. None.

XII. Items for March meeting. The group identified the ribbon cuttings as a future agenda item.

XIII. Adjourn. Peterson motioned to adjourn the meeting. Borgstrom-Durst seconded.

Ayes (6), Nays (0). Motion carried. Meeting adjourned at 12:38 PM.

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

Minutes Submitted by:

Robert Harris III, EDA Coordinator

Dan Egger, EDA President