

KASSON ECONOMIC DEVELOPMENT AUTHORITY MEETING

Tuesday, May 5th, 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 5th day of May 2022 at 12:00PM.

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

Absent: Jill Moosbrugger, Tom Monson

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. 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.

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

Business visits and assistance

There is a business looking to acquire the old concrete plant site to process and store hemp products. I have been working with them on securing a finance package for the site acquisition and necessary equipment purchases. A bid has been entered to purchase the site. The Dodge County economic development staff and People's Energy have been assisting with this project.

I spoke with a local resident that is interested in opening a daycare center in Kasson. They are still in a very early exploratory phase.

Hamilton Multifamily Project

The city staff and Hamilton team have a standing weekly meeting to work through the engineering and planning elements of this project. Things are moving along as planned and the project is still on track.

Kasson Historic School Redevelopment

No update. Present at today's meeting.

MICJ Properties sale (Trail Creek Coffee Roasters)

A closing date has been set for May 5, 2022.

Sand Companies -Affordable Housing project

No update. Present at today's meeting.

Kasson Downtown Improvement Task Force

The Committee met to debrief the event on Thursday, April 14th. We discussed much of the

feedback that we received from the downtown businesses and decided to refine the event for next year. A request has been entered for the EDA to sponsor next year's event.

Kasson has been awarded a grant from SMIF to receive a pro-bono Downtown Assessment (valued at over \$10,000). The assessment will take place this summer and will be led by a Downtown Assessment Leadership Team. The Leadership Team currently consists of Robert Harris, Nancy Zaworski, Tom Monson, and Kathy O'Malley.

Chaotic Good Brewing revolving loan

The loan closing was completed on Friday, March 18th. Chaotic Good Brewing Company has completed their building acquisition and will be working on renovating the site into a brewery over the next couple of months. Their goal is to have the tap room open in June.

Kasson Chamber Ribbon Cuttings

The Kasson Chamber is planning to start ribbon cuttings in May. Please mark your calendars for Friday, May 6th to participate in these events. Ribbon cuttings are scheduled for both the Mini-Mall (12pm) and Jill Moosbrugger Photography (12:30pm).

SE MN Transit Committee

The Committee has hired a consultant to lead the next phase of their work. They are working to secure a fiscal agent and bring on additional city investors in a regional transportation management organization (TMO).

- V. City Administrators Report. Ibisch presented the Administrators Report. Report included in meeting packet.
- VI. TIF request KHP LLC – School Redevelopment. Paul Warshauer of KHP LLC presented the historic school redevelopment project and made a request for TIF assistance for the project. Without TIF assistance, the project is unlikely to be viable. Warshauer requested 25 years of pay as you go assistance. The EDA chose to table the item until the June meeting.
- VII. Affordable Housing request for assistance – Sand Companies. Megan Sand Carr and Nicole Sand presented a new development affordable housing project and request some assistance from the city including TIF, waived infrastructure assessments, and reduced land purchase price. To successfully apply for low-income housing tax credits, a resolution from the city and support letter. The EDA chose to table the item until the June meeting.
- VIII. 2022 contribution to SMIF. Harris presented the solicitation for donations letter from Southern MN Initiative Foundation (SMIF). Annually the EDA give \$500 to SMIF, the EDA decided to approve a donation of \$500 for 2022. Motion by McKern, seconded by O'Malley.

Ayes (5), Nays (0). Motion carried.
- IX. Sponsorship for Chamber June 3rd Event. Harris presented the sponsorship request from the Kasson Chamber of Commerce for the June 3rd Around and About Main Street event. The EDA decided to sponsor the event at the \$360 level. Motion by Borgstrum-Durst, seconded by Peterson.

Ayes (5), Nays (0). Motion carried.
- X. Sponsorship for 2023 St. Paddy's Day event. Harris presented the sponsorship request from the Downtown Improvement Task Force for the 2023 St. Paddy's Day event. The request is for \$500. The EDA requested more information about what a sponsorship entails for this event as

it is new to the community.

- XI. Approval of Rethos Main Street Leadership Team. Harris has recruited a leadership for the Rethos Downtown Assessment. That team includes Nancy Zaworski, Kathy O'Malley, Tom Monson, and Robert Harris. The EDA approved the creation of this leadership team. Motion by Peterson, seconded by McKern.

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

- XII. Other Business/Open Discussion. None.

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

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

Ayes (5), Nays (0). Motion carried. Meeting adjourned at 12:50 PM.

The next meeting will be held at 12:00PM on June 7th, 2022.

Minutes Submitted by:

Robert Harris III, EDA Coordinator

Dan Egger, EDA President