

**KASSON ECONOMIC DEVELOPMENT AUTHORITY
MEETING**

Tuesday, November 2nd, 2021
Bear Path Apartments in Byron
12:00PM
MINUTES

Pursuant to due call and notice thereof, a regular meeting of the Kasson Economic Development Authority (EDA) was held at Bear Path Apartments in Byron, MN this 2nd day of November 2021 at 12:00PM.

The following board members were present: Dan Egglar, Tom Monson, Michael Peterson, Janice Borgstrom-Durst and Kathy O'Malley.

Absent: Chris Mckern

The following staff members were present: Robert Harris III - EDA Staff.

The following guests were present: Mac Hamilton, Ryan Nolander, Chad Behnken

- I. Call Meeting to Order. Egglar called the meeting to order at 12:00PM.
- II. Tour of Bear Path Apartments. Group went on a tour of apartment building.
- III. Approve Minutes of the Previous Meeting. Peterson motioned to approve the previous minutes. O'Malley seconded.

Ayes (5), Nays (0). Motion carried.
- IV. Financial Report. Harris presented the financial report. Monson motioned to approve the financials. Peterson seconded.

Ayes (5), Nays (0). Motion carried.
- V. Coordinators Report. Robert Harris III, CEDA, presented the coordinator's report.

Old School Site

No major updates. My understanding is the developer will not meet his November deadline but will be continuing to do his due diligence on the property.

Workforce Housing (Sand Companies)

The application for workforce housing tax credits did not continue to the next round. Sand Companies will be getting technical assistance on their application with Minnesota Housing in Jan/Feb. Depending on what they learn in that meeting, they may attend an EDA meeting in early 2022 to request an extension on the option agreement.

Industrial Park

Project is on pause until the wetland delineation study is completed in the Spring of 2022.

Downtown Lots

The grant application for the Build Back Better Challenge (technical assistance) was submitted on October 19th. We will hear back in mid-December whether the application was successful.

I also have been in conversation with a developer that may want to invest in the project (20% match for the grant). The group has spoken with local banks, and they have been positive on the project. There have also been some potential anchor tenants identified.

Upcoming grant applications (all have March 2022 deadlines):
Build Back Better Challenge (Phase 2)
EDA Economic Adjustment Assistance
DEED Main Street Revitalization program

Main Street Revitalization

The first Kasson Downtown Revitalization Task Force meeting took place on Tuesday, October 26. We had a great turn out, nearly a dozen people showed up to share their ideas. We met at the Six of Swords Tattoo shop. A smaller group of 6 people have agreed to be the implementation team of a recurring placemaking event in downtown Kasson. They will be meeting later this month.

Instead of submitting a solo application to the SMIF-Economic Development grant program, I decided to collaborate with the Community ED department at the school district on a community play space idea that they are working on. Integrated in the application is funding for a Main Street streetscape designer that will work with Kasson Downtown Improvement Task Force on their ideas for improving facades and walkability.

Business assistance

Robert met with some entrepreneurs that are looking to purchase Kasson Auto Care and expand the operation to include used car sales.

Elevating the EDA in the community

The Dodge County Independent has been writing a series of pieces on new businesses opening in Kasson and a profile write up of Robert. I have been sure to give quotes for the all the articles.

- VI. City Administrators Report. Harris presented the Administrators Report. Report included in meeting packet.
- VII. CEDA 2022 contract. Harris presented the 2022 CEDA contract. The only change to the contract is three percent increase for the annual fee which has been budgeted for.

Ayes (5), Nays (0). Motion carried.
- VIII. 2021 tax abatement payment to Millwork. Harris updated the group that the 2021 tax abatement payment was going to be paid out to Millwork.
- IX. Other Business/Open Discussion. There was brief discussion about next steps with the Hamilton Real Estate. Group directed Harris to continue working with Hamilton.
- X. Items for December meeting. No comment.
- XI. Adjourn. Peterson motioned to adjourn the meeting. O'Malley seconded.

Ayes (5), Nays (0). Motion carried. Meeting adjourned at 1:00 PM.

The next meeting will be held at 12:00PM on Dec. 7th, 2021.

Minutes Submitted by:

Robert Harris III, EDA Coordinator

Dan Egger, EDA President