

## KASSON ECONOMIC DEVELOPMENT AUTHORITY MEETING

Tuesday, April 6th, 2021

12:00PM

**DRAFT** MINUTES

Pursuant to due call and notice thereof, a regular meeting of the Kasson Economic Development Authority (EDA) was held at City Hall this 6th day of April 2021 at 12:00PM.

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

Absent: Matthew Hemker.

The following staff members were present: Timothy Ibisch - City Administrator, Nicholas Ouellette, Matt Durand - EDA Staff.

- I. Call Meeting to Order. Egger called the meeting to order at 12:00PM.
- II. Approve Minutes of the Previous Meeting. Monson motioned to approve the March minutes. Borgstrom-Durst seconded.  
  
Ayes (6), Nays (0). Motion carried.
- III. Financial Report. Ouellette provided an overview of the financial report. Ouellette noted L & A were making larger payments towards their loan. Durand reached out to L & A about the larger payments and was informed that they are trying to payoff the loan earlier as they are looking to sell the building to the current owner of the business who is leasing the building. Daisy Mae Consignment has paid their loan in full.
- IV. Coordinators Report. Ouellette noted that \$317,950 in grant dollars were issued through the Dodge County's Business & Nonprofit Relief Program. Ouellette also discussed his efforts to secure funds for the WPA Wall and Pillars restoration project, including Ibisch and Ouellette presenting to the Legacy Finance committee to request \$30,000 in funding. Ouellette did not have an update on the market potential study. Ouellette discussed property listings and plans to familiarize himself with Location One services to post properties in the future. Ouellette continued with his report and discussed the Hindermann Concrete Plant tour, presenting to the Kasson Chamber of Commerce on April 14<sup>th</sup>, and marketing the revolving loan program to Kasson banks.

Downtown lots owned by the EDA were discussed. Ouellette discussed that a perspective buyer contacted him and inquired about the downtown lots. Ouellette asked the EDA what the desired sale price for the 5 owned lots should be. Discussion by the board on making sure that the lot usage conforms to the Zoning ordinance and the original purchase price of the lots by the EDA to remove the blighted buildings. Monson recommended that the Downtown Lot Committee visit the lot sale price and make a recommendation to the overall EDA board.

- V. City Administrators Report. Ibisch presented his Administrators Report. Ibisch discussed the City is monitoring progress of the Zoning Preemption Bill being discussed on the Senate floor. Ibisch discussed the American Rescue Plan funding that will be made available to communities in the coming months. League of MN Cities ARP overview <https://www.lmc.org/news-publications/news/all/american-rescue-plan-act-summary/>
- VI. Transition Ouellette introduced Matt Durand, Interim CEDA Rep for the Kasson EDA. Durand introduced himself and discussed this main CEDA role as a Community Planning Specialist with a focus on housing and development. Durand will work with Kasson in the coming months in EDA projects, Development projects, and transitioning the eventual new hire.
- VII. Other Business/Open Discussion.
- a. SW Cemetery Property. O'Malley shared that she has a client that is interested in 2.5 to 3 acres in land to build workforce housing in Kasson. The SW Cemetery Property would be a good location for affordable housing units. Ibisch asked the board how they would like to proceed with exploring development options on the property. McKern noted that options on the property should be explored only when an interested partner wants to participate in lieu of developing the property without a development partner. Ouellette discussed grant funding options that could also be explored to assist in the development of the Industrial Park concept of the plan.
  - b. Planning Monson talked about having a fresh perspective and ask Durand to complete a First Impression overview of Kasson to assist in long term planning with the EDA. Current EDA 2021 Priorities included a) Increasing the EDA's profile in the community, b) Hindermann Concrete Lot, c) 2022 Highway 57 Reconstruction, and d) Community Foundation. Durand will complete a First Impression overview and present to the EDA at the June EDA meeting.
- VIII. Adjourn. Peterson motioned to adjourn the meeting. O'Malley seconded.

Ayes (6), Nays (0). Motion carried. Meeting adjourned at 12:41PM.

The next meeting will be held at 12:00PM on May 4<sup>th</sup>, 2021.

Minutes Submitted by: \_\_\_\_\_  
Matt Durand, EDA Coordinator

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Dan Egger, EDA President