

# KASSON ECONOMIC DEVELOPMENT AUTHORITY

MEETING Tuesday, June 1st, 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 1<sup>st</sup> day of June 2021 at 12:00PM.

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

Absent: None.

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

- I. Call Meeting to Order. Egglar called the meeting to order at 12:01PM.
- II. Approve Minutes of the Previous Meeting. Peterson motioned to approve the May minutes. Borgstrom-Durst seconded.  
  
Ayes (7), Nays (0). Motion carried.
- III. Financial Report. Durand shared that L & A continues to make additional payments.
- IV. Coordinators Report. Matt Durand, CEDA, presented the coordinator's report.

Old School Site - Friederichs remain interested in finding ways to make the project viable. They would like to continue to explore creative ways to get the project started. Durand met with Jerry Giese of KARE to understand more about how offers will be entertained if presented. Jerry noted that offers will likely be voted on by the ownership group. Two additional parties are interested in looking at the property. If they are interested in making the project move forward, I will assist in any way I can.

Workforce Housing Developer - Sand Companies have started the application process for tax credit funding with the MN Department of Housing. A letter of support from the City of Kasson is requested to help strengthen the application which is due in July.

Downtown Lots - Met with Richard Trow about the lot south of his building and interest in purchasing for parking. Richard gave a verbal agreement to purchase the lot for \$5,000. Also getting a price for a sign on the property from Able Signs.

- V. City Administrators Report. Ibisch presented his Administrators Report. Report included in meeting packet.
- VI. Transition - Ibisch shared that CEDA had hired a staff person to assume the Kasson contract, but was short lived as the hire took a competitive offer from another firm. Matt will continue to serve Kasson's need for the coming weeks as well as finishing up current projects. An individual has been hired and will be starting in the mid July.

VII. Other Business/Open Discussion

Letter of Support - A letter of support from the City of Kasson is requested to help strengthen the application which is due in July. If the application is approved, Sand Company will pay for the construction of the building. They are asking for the City to assist in providing affordable through the donation of land for the building as well as providing utilities and road improvements to the site. The cost of the roads and utilities can be paid by a TIF district on the apartments.

Monson motioned to approve a letter of support for the Sand Company project and recommend that the council support the letter as well. O'Malley seconded.

Ayes (7), Nays (0). Motion carried

Wetland Delineation - The City of Kasson currently owns land adjacent to the trailer court and cemetery. The Kasson EDA has shown interest in developing the land for multifamily housing and an industrial park for commercial businesses. Existing wetlands are present on the site and the adjacent private property and will need to be defined through a Wetland Delineation study.

The Wetland Delineation will be used to accurately identify the boundaries of the inventoried wetlands on the parcels. This information will be used to determine the hydrology of the area and assist in developing a comprehensive plan for commercial and industrial lots, road right away, regional stormwater ponding, and a land swap for ponding with the private owner. The City will pay all costs, approximately \$2,000, associated with the wetland delineation. EDA Coordinator will seek to have costs covered through a Compeer Rural Funding Grant opportunity.

McKern motioned to approve the City EDA conducting a wetland delineation study on the city and adjacent landowner property. Borgstrom-Durst seconded.

Ayes (7), Nays (0). Motion carried

VIII. Adjourn. Peterson motioned to adjourn the meeting. McKern seconded.

Ayes (7), Nays (0). Motion carried. Meeting adjourned at 12:52 PM.

The next meeting will be held at 12:00PM on Aug. 3rd, 2021.

Minutes Submitted by:

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Matt Durand, EDA Coordinator

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Dan Eggler, EDA President