

MINUTES OF KASSON ECONOMIC DEVELOPMENT AUTHORITY

MEETING May 3, 2016

Pursuant to due call and notice thereof, a regular meeting of the Kasson EDA was held at City Hall this 3rd day of May, 2016 at 12:00 p.m.

The following members were present: Stevenson, Eggler, Olmsted and Wegner.

Absent: Langan, Johnson and Peterson

The following staff members were present: Community Development Director Mike Martin, City Clerk Linda Rappe and City Administrator Theresa Coleman

Also Present: None

CALL TO ORDER: Chairman Stevenson called the meeting to order at 12:05

MINUTES OF PREVIOUS MEETINGS: Motion by Wegner, second by Eggler to approve the minutes of regular meeting April 12, 2016 with all voting Aye.

FINANCIALS – Director Martin stated the EDA has cash approximately \$137,000 in revolving loan fund but 1760 Millwork is not out of that yet. Omar's Kitchen loan is almost over.

REDMAN LAND PURCHASE COUNTER OFFER – City Administrator Coleman stated that she included a memo regarding her contact with Alice Redman. Mrs. Redman accepted the counter offer of 65 cents per square foot price Coleman offered. Chairman Stevenson stated that this is too much money for worthless land. Director Martin stated that this is all about the location and City Engineer Theobald thinks this is the best option. Director Martin stated that he is planning on meeting with the Klocke's this week and would like a couple of EDA members to sit in on that meeting.

RATH PROPOSAL – Jim Rath submitted a request to put a UPS receptacle for small packages in Kasson. It was noted that Hardware Hand also handles UPS packages. Director Martin suggested putting the receptacle on one of the two lots the City owns downtown. Chairman Stevenson stated that this is a good idea and Martin should negotiate a lease. Martin stated that this would be a lease for a \$1 but we need a lease in case we sell the lot or need them to vacate for any reason.

COMMERCE DRIVE – Martin stated that purchasing the land and building the pond is an eligible cost under the MSAS program so the state would pick up 61% of costs. According to the City Engineer the state portion of this project has gone up with the purchase of the land and pond but the city portion has gone down approximately \$20,000. The City Council is looking at going out for bids for this project in May.

PROJECT UPDATES:

Schutte Land – Director Martin stated that this land is north of the Dollar General store. Director Martin stated that Tom Monson, Dodge County EDA, is working with the Dodge County Landfill and with Schutte to get 16th Street extended to the dump road. Martin stated that Schutte stated that he has had significant interest in this property and is working with the Cunningham's. Chairman Stevenson asked if Mr. Cunningham has contacted Mr. Martin because he wants to build a building but is being held back by the sewer and water connection. Director Martin stated that Cunningham has not contacted him but he would be glad to call him and he and Mayor Johnson could sit down with him to see if they can help. Director Martin stated that Dodge County got a grant to plan a hiking/biking trail south of where 16th St NW would be.

Land Searches – Director Martin stated that he has been contacted by an individual/business from Hayfield looking for 2.5 acres on the east side of Kasson. It is a commercial enterprise and he is looking at industrial spaces.

Director Martin stated that he is still looking for a spot for IMS Constructon. Chairman Stevenson asked about the Matt Leth property east of Hoff's. Director Martin stated that Mr. Leth is working with Massey to draw up a plat.

Director Martin stated that we are getting inquiries everyday but no one is serious on price yet.

1760 Millwork Paperwork – Director Martin has the memos into the City Attorney and the public hearing for the tax abatement is set for May 11 at the City Council meeting. By the end of May it should be a done deal.

Other Business – Chairman Stevenson stated that Elroy Bessler told him that he has talked to Carter Blaine about buying the land by the new Lions Park and Mr. Bessler wanted to know if the EDA was still willing to work with him.

Director Martin stated that Kwik trip is making official inquiries about relocation and Martin has a meeting tomorrow, we have to find out who the developer will be. Martin stated that staff has met on this is going to insist that 9th ST SE be built all the way out and that 4th Ave SE be built so there is a connection. And South Mantorville Avenue cannot be gravel anymore so we need to decide who will pay for what and who will be assessed. Carter Blaine is willing to accept assessments for his half as long as it is deferred until it is annexed. The EDA agreed that Mantorville Avenue should be paved to at least South fork Drive.

ADJOURNED: Meeting adjourned at 12:33 pm

Respectfully Submitted,
Linda Rappe, City Clerk