

# MINUTES OF KASSON ECONOMIC DEVELOPMENT AUTHORITY

## SPECIAL CLOSED MEETING

September 19<sup>th</sup>, 2017

Pursuant to do call and notice thereof, a regular meeting of the Kasson EDA was held City Hall this 19<sup>th</sup> Day of September, 2017 at 5:10p.m.

The following members were present: Mayor Chris McKern, Mike Peterson, Mike Langan, and Dan Egger, Jeff Stevenson

Absent: Julie Olmsted & Rich Wegner

The following staff members were present: Rebecca Charles, EDA Director

Also Present: Ron Carlson

**CALL TO ORDER:** Mayor McKern called the meeting to order at 5:10 pm.

Meeting was not made closed upon call to order.

**SHOPKO LOT OFFER:** R. Charles restated the verbal offer of \$80,000 made by Mr. Ron Carlson of Kasson for the lot at 305 Mantorville Avenue. Directed all board members to the spec sheet and two renderings of the proposed commercial property. Reiterated that no decision should be made until we have heard back from Shopko regarding access to the lot, or the addition of the small parcel of land along the North side of the lot, as it has not yet been approved. R. Carlson said that he would be okay with having his offer contingent on the access. No formal offer was presented to the board. Formal written offer will be needed before proposal can be considered by city council.

A motion to accept the proposal as is, contingent on receiving access for easements to the lot from Shopko, was made by C. McKern. Second by D. Egger. No vote occurred.

Additional discussion regarding the lack of access to the lot, and that the design had two access points included, which could not be guaranteed. Additionally R. Charles reminded the board that the money from this sale goes into a TIF Fund rather than to the city, therefore any cost incurred from Shopko to acquire the land on the North portion of the lot, would need to be addressed. Discussion regarding adding this money to the offer arose. R. Carlson stated that he would also like to have the first right of refusal on the property in case Shopko wanted too much.

R. Charles mentioned that the City Administrator, Theresa Coleman, was about to depart to Chicago for a Trade Show of commercial properties to help recruit new business to Kasson. She will be attending on the 27<sup>th</sup> and 28<sup>th</sup> of this month. She mentioned that at the last meeting there were several comments made about waiting on making a decision until her return since this is the most prime real estate available in the city. May not be the best place for an office building. C. McKern stated that commercial properties know we are here, and would have built already if they were interested.

J. Stevens asked R. Carlson about the value of the buildings. R. Carlson said he did not know but estimated it to being around \$250,000 per building. Stated that this would assist potential renter in hiring on an extra 3 to 4 employees.

M. Langan mentioned to the board that he was also hoping to wait until City Administrator Coleman's return to see what prospects may be available, as it is only 9 days away. He also showed concern about putting an office building on this lot, due to its prime location in the city. R. Charles brought up that R. Carlson did not yet have a guaranteed tenant for the property. R. Carlson confirmed that this was correct.

Final motion was made by C. McKern to: Accept offer as is, making a recommendation to the City Council, contingent on receiving access to the lot and the extra land on the North Side of the property from Shopko. All additional costs from Shopko will be passed on to the purchaser of the property. Mr. Carlson would also have the first right of refusal on the property. Motion was seconded by D. Egger.

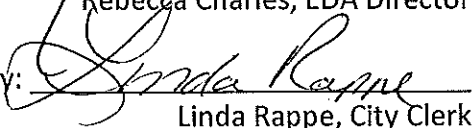
Voted Aye: Chris McKern, Dan Egger, Jeff Stevenson, Mike Peterson  
Voted Nay: Mike Langan

**OTHER BUSINESS:** No other business

**ADJOURNED:** Motion to adjourn made by C. McKern, second by D. Egger. Meeting was adjourned at 5:23 pm.

Minutes Submitted By: 

Rebecca Charles, EDA Director

Attested By: 

Linda Rappe, City Clerk