

MINUTES OF KASSON ECONOMIC DEVELOPMENT AUTHORITY MEETING

October 3rd, 2017

Pursuant to do call and notice thereof, a regular meeting of the Kasson EDA was held City Hall this 3rd Day of October, 2017 at 12:00p.m.

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

Absent: Julie Olmsted, Dan Egger and Rich Wegner

The following staff members were present: Rebecca Charles, EDA Director, and Theresa Coleman City Administrator

CALL TO ORDER: Chairman Stevenson called the meeting to order at 12:00 pm.

MINUTES OF THE PREVIOUS MEETINGS: Chairman Stevenson asked if any clarification was needed for any of the minutes from last month's regular meeting. Motion to Approve the Minutes as submitted was made by M. Langan, second by C. McKern with all voting Aye.

Chairman Stevenson asked if any clarification was needed for any of the minutes from the September 19th Special Meeting. C. McKern requested that some information regarding the need for a written offer be placed in the minutes regarding the Shopko lot offer. R. Charles stated that she will get it added before submitting. Motion to accept minutes with amendment was made by C. McKern, Second by M. Peterson with all voting Aye.

SHOPKO UPDATE: R. Charles informed the board that we have not yet heard back from Shopko regarding our request for access. She did make contact with the Property Representative who copied her on the message requesting an answer from her contact with Shopko. We know they are trying to get an answer as well, we just have not received one yet.

SHOPKO LOT OFFER UPDATE: R. Charles updated the board that we are currently waiting for Mr. Ron Carlson to submit a written offer to purchase in order to have the city council place the item on their agenda. No other action can really be taken at this time. C. McKern informed R. Charles that the current contact for Mr. Carlson, while he is out of town, is Mr. Aaron Thompson.

DODGE COUNTY HOUSING STUDY: T. Coleman updated the board on the current state of the housing study. It appears that the county is planning to select Maxfield Research's proposal based on their price point being the lowest. The county has still not committed any funds towards this project. Each community will also be able to vote on their selection for the study, so it is not set in stone yet as to who will complete it.

J. Stevenson asked what the study is used for. T. Coleman responded that it is utilized for federal grant and loan applications. The majority of programs for federal dollars will require a housing study that is produced at this level. J. Stevenson also asked if all of the information will be available to all of the communities, which it will.

ICSC TRADE SHOW UPDATE: T. Coleman recently attended the International Council of Shopping Centers (ICSC) Trade show in Chicago (Sept 27-28). She stated that there were a lot of real estate representatives at this event who were managing shopping centers and building management.

T. Coleman stated that she had a very productive conversation with Jennifer, a rep for Dairy Queen. She stated that if we could find a franchisee, that she would be able to recommend Kasson for a restaurant. She also got some contact information for Casey's General Store, the rep was not at the show.

She was able to pick up a number of spec sheets showing the different requirements for different companies (population, traffic counts, etc.). Our Buxton Reps have stated that they will help us to reach out to any new interests that the city may have.

J. Stevenson asked if this was something she should be attending each year. T. Coleman stated maybe not, but there are a number of regional ones each year, and maybe trying another one could be beneficial since this was very much a learning experience. C. McKern stated that he would very much like to see what happens with the follow up with Dairy Queen.

CEDA UPDATES: R. Charles informed the board that she will be the new CEDA representative for the 'Day at the Capitol Committee'. She will give a full report about the committee and what its purpose is at the next EDA meeting.

R. Charles will also be attending an event on October 4th, hosted by the Preservation Alliance of Minnesota. This event is Main Street Promotions: Using Your Story to Sell Your Downtown. She stated that her goal of attending this event is to find ideas and strategies to use story(s) to sell downtown to prospective businesses, new residents and developers.

OTHER BUSINESS:

J. Stevenson asked how things are going with Buxton: T. Coleman explained that there was a staffing change, but they have been very open about it with us since the convention. Their new rep will be coming to Kasson and our office to work with us in November and will attend and present at a chamber meeting. C. McKern stated that when we look to renew next April, that we should be asking for something from them due to the turnover and abruptness of the change. Our lost time essentially. T. Coleman stated that she did talk to one of their competitors at the ICSC conference, may take a look at them.

TIFF/TAX ABATEMENT REQUEST: R. Charles informed the members that she received an application for TIFF from Chad Stannard for his storage units that he is building in town. She stated that she did not believe that TIFF could be given due to the lack of any job creation. C. McKern also mentioned that there would be no economic benefit to the community to qualify for TIFF or for Tax Abatement from the city taxes. T. Carlson also mentioned that the "But For" clause would have to be applicable as well for TIFF or Tax Abatement. 'But for the

TIFF/Abatement, the project wouldn't happen'. However, the project already has full funding, land purchase has been done, and development has already started. Therefore this project does not qualify.

It was the consensus of the EDA that this project does not qualify for TIFF or Tax Abatement, therefore no vote is necessary.

COMPREHENSIVE PLAN: T. Coleman presented information to the board regarding the upcoming community workshop for the Comprehensive Plan. This working group will be going into more detail than the previous workshop.

ADJOURNED: Motion to adjourn was made by C. McKern, second by M. Langan with all voting aye. Meeting was adjourned at 12:31 pm.

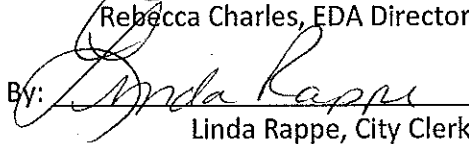
Next Meeting will be held on Tuesday, November 7th, 2017 at the Kasson City Hall.

Minutes Submitted By:



Rebecca Charles, EDA Director

Attested By:



Linda Rappe, City Clerk