

KASSON ECONOMIC DEVELOPMENT AUTHORITY MEETING

Tuesday, February 2nd, 2021

12:00PM

MINUTES

Pursuant to due call and notice thereof, a regular meeting of the Kasson Economic Development Authority (EDA) was held at City Hall this 2nd day of February 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: None.

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

- I. Call Meeting to Order. Egger called the meeting to order at 12:00PM.
 - II. Approve Minutes of the Previous Meeting. Borgstrom-Durst motioned to approve the October minutes. O'Malley seconded.
- Ayes (6), Nays (0). Motion carried.
- III. Financial Report. Ouellette noted no income for fund 225 and that the EDA had received its first budget allocation for 2021. Ouellette noted Gibbs Partnership paid off its remaining loan balance and all other loans had posted regular payments.
 - IV. Annual Report. Ouellette presented the report to the EDA. Ibisch plans to present the annual report to City Council pending EDA Board approval. McKern motioned to approve the Annual Report. O'Malley seconded.

Ayes (6), Nays (0). Motion carried.

Ibisch brought up the tax abatement for Gibbs Partnership and whether that transferred to the new owners. Ouellette will review the tax abatement agreement for an answer.

- V. 2021 Priorities. Ouellette reviewed some of the potential EDA priorities to achieve in 2021. Ouellette asked the Board to determine priorities for 2021 to direct his work through the year. Ibisch mentioned one of the priorities he had raised would be to clean up and redevelop the Hindermann Concrete site. Borgstrom-Durst recommended Ouellette reach out to the property owner to discuss their interest in such a project. O'Malley brought up the project to preserve the WPA wall and whether Ouellette had been in touch with community members raising funds for the project. Ouellette had been in touch with some members of the community raising funds for the project and will investigate possible grant opportunities to help raise funds for the project. Ibisch raised the subject of community foundations and how re-establishing such a group in Kasson could be used to help support efforts such as this. McKern discussed that a community foundation had existed in the past

and could be easily re-established. Monson agreed a community foundation would be a good priority to pursue. Monson also discussed the possibility to identify and train community members to be leaders through a leadership training program. Monson also noted it would be beneficial to reach out to other communities impacted by the Highway 57 reconstruction project. For priorities, Monson would like to see relief efforts for COVID-19 and Highway 57 reconstruction and work on a community foundation. McKern agreed a community foundation should be a priority for the EDA. McKern also expressed interest in exploring what opportunities exist to clean up and redevelop the Hindermann parcel. O'Malley brought up Main Street as a priority for discussion. McKern discussed his observations of Main Street in Kasson, and how community members and property owners get out what they put into Main Street. Peterson noted Kasson's Main Street is heavily dominated by service businesses and is not as attractive for retail businesses. Ibisch brought up that with Main Street it's really up to the EDA how far they want to take it. Outside of a large-scale intervention, Ibisch noted it would be difficult to effect major change without buy-in from property and business owners. Ouellette will begin work on the priorities of Hinderman parcel redevelopment, reestablishing a community foundation, and programs to assist businesses during Highway 57 reconstruction.

- VI. Downtown TIF Fees. Ouellette reviewed the annual fees for TIF District 1-17, which include an administration fee and publication fee. Ouellette requested the Board motion to approve payment for these fees. McKern motioned approve payment for the TIF District fees. Borgstrom-Durst seconded.

Ayes (6), Nays (0). Motion carried.

- VII. Coordinators Report. Ouellette reviewed the following items from his Coordinators report:
- i. State-County business and nonprofit relief grants outreach conducted in Kasson;
 - ii. Research into grants to preserve the WPA wall, with plans to submit grant applications this month;
 - iii. Meeting with Trail Creek Coffee Roasters regarding a purchase of the Old Library Building;
 - iv. Dodge County Youth Hockey subcommittee;
 - v. Butler coworking space project updates;
 - vi. Post Bulletin article on Kasson businesses; and
 - vii. EDA election results.

- VIII. City Administrators Report. Ibisch presented his Administrators Report. Ibisch mentioned a public engagement meeting scheduled for February 10th over zoom to collect input on priorities to upgrade public facilities.

- IX. Other Business/Open Discussion. Ouellette discussed the creation of a subcommittee to manage discussions with Dodge County Youth Hockey. Ibisch recommended Ouellette reach out to the new EDA board member to see if this would interest him. Ouellette also requested the Board approve a \$500 contribution to the Southern Minnesota Initiative Foundation. Egglar motioned to approve a \$500 contribution to SMIF. Peterson seconded.

Ayes (6), Nays (0). Motion carried.

X. Items for the March EDA Meeting. Business Façade Improvement Program application, Butler coworking, 2021 priorities, Gibbs Tax abatement, and possible updates on wall preservation grants.

XI. Adjourn. McKern motioned to adjourn the meeting. Monson seconded.

Ayes (6), Nays (0). Motion carried. Meeting adjourned at 12:49PM.

The next meeting will be held at 12:00PM on March 2nd, 2021.

Minutes Submitted by: _____
Nicholas Ouellette, EDA Coordinator

Dan Egger, EDA President