

KASSON ECONOMIC DEVELOPMENT AUTHORITY MEETING

Tuesday, March 2nd, 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 2nd day of March 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, Nicholas Ouellette - EDA Staff.

- I. Call Meeting to Order. Egglar called the meeting to order at 12:00PM.
- II. Approve Minutes of the Previous Meeting. Monson motioned to approve the October minutes. Borgstrom-Durst seconded.

Ayes (6), Nays (0). Motion carried.
- III. Financial Report. Ouellette informed the Board that no major updates to the EDA Financial Report. Ouellette noted L & A were making larger payments towards their loan and it appeared Daisy Mae Consignment had not made a payment on their loan. Ouellette informed the Board he would check with the Finance Director on the status of Daisy Mae Consignment's loan payments. Monson inquired about the remaining balance of \$0.02 on Gibbs Partnership, LLP's loan. Ouellette noted he would follow up with the Finance Director on the Gibbs loan as well.

Matthew Hemker joined the meeting at this point. Egglar and Ibisch welcomed Hemker as a new member of the EDA Board.
- IV. Business Façade Improvement Program. Ouellette reviewed the application submitted by Kasson Methodist United Church for a \$2,000 matching grant request to install handicap accessible doors. Monson discussed whether the project was more of an ADA accessibility project or beautification. Borgstrom-Durst did not think the project fit with the intentions of the program. The Board reviewed how program funds are retained by the EDA if they are unspent by the end of the year. Borgstrom-Durst motioned to deny the application for the Business Façade Improvement Program. Peterson seconded.

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

Ouellette informed the Board he had reached out to a new business, The Smiling Moose, to share the program application form. Borgstrom-Durst asked when the business would open and Egglar responded he had heard they plan to open in April.

- V. Coordinators Report. Ouellette noted that eight businesses in Kasson had received a grant award through the Dodge County's Business & Nonprofit Relief Program. Ouellette continued that final grant awards will be approved March 9th and the program will conclude shortly after. Ouellette also discussed his efforts to secure funds for the WPA Wall and Pillars restoration project, including reaching out to Senator Senjem's office and preparing an application for an Operation Round Up grant. Ouellette did not have an update on the market potential study. Ouellette discussed his meeting with Beth Sherden, who will be managing the co-working space project in the Butler's main street building. Ibisch asked the Board how much involvement they would like City staff to have in the Butler's project. The Board discussed that City staff should restrict time supporting this project to potential subsidy requests to the City. Ouellette discussed property listings and plans to familiarize himself with Location One services to post properties in the future. Ouellette continued with his report and discussed a meeting with Next Move Group, an article for the CEDA newsletter, attending the Chamber of Commerce meeting in March, and meetings with prospective business owners.

Ouellette also noted he had organized a tour through the Hindermann Concrete site and that all EDA Board members were welcome to join. O'Malley asked what was the purpose for investigating the Hindermann site. Ibisch noted that earlier this year the EDA Board had discussed investigating the site as a location for redevelopment. Ibisch discussed that it was unlikely private developers could clean and redevelop the site without some form of public assistance, and that the EDA has access to State programs to support such redevelopment. Monson clarified that the EDA was looking into the site's potential for redevelopment TIF. O'Malley raised concerns that if the City came into ownership of the property it would not be able to effectively redevelop the site. Ibisch noted the costs of redevelopment had impeded past efforts to redevelop the property. McKern stated the City doesn't have an interest in buying the property, and Ibisch clarified the EDA would be interested in mitigating the environmental issues we expect find on the site.

- VI. City Administrators Report. Ibisch presented his Administrators Report. Ibisch discussed the COVID relief package which includes direct aid to cities and counties with hopes that funds could be directed towards the EDA or EDA projects.
- VII. Other Business/Open Discussion.
- a. Community Foundation. McKern updated the Board that the current community foundation will collect and allocate funds towards the WPA Wall and Pillars preservation project. McKern expects the community foundation to cease operations following this project which would allow for another community foundation to begin anew. Ibisch discussed the benefits of partnering with SMIF to assist with the management of a community foundation. Monson proposed sending prospective community leaders to a leadership course which could provide new insight and a larger pool of community members to draw from for a community foundation board.
 - b. 2021 Priorities Memo. Ouellette presented a memo outlining the Board's priorities for 2021.

Borgstrom-Durst discussed the possibility of preserving the center block of the Old School Building. Borgstrom-Durst requested any suggestions or ideas to develop the center block of the building.

VIII. Items for the April EDA Meeting.

IX. 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 April 6th, 2021.

Minutes Submitted by: _____
Nicholas Ouellette, EDA Coordinator

Dan Egger, EDA President