

MINUTES OF KASSON ECONOMIC DEVELOPMENT AUTHORITY
MEETING April 7, 2015

Pursuant to due call and notice thereof, a regular meeting of the Kasson EDA was held at City Hall this 7th day of April, 2015 at 12:00 p.m.

The following members were present: Egger, Peterson, Stevenson, Sturgis, Johnson, Langan and Wegner

Absent: None

The following staff members were present: Mike Martin, Community Development Director, City Clerk Rappe,

CALL TO ORDER: Chair Stevenson called the meeting to order at 12:00

MINUTES: Motion for approval of the meeting minutes from March 3, 2015 made by Wegner, seconded by Peterson, All Ayes.

4th STREET FINANCING: Martin stated that we have state funds to pay for street construction and water/wastewater and storm sewer funds have set aside money in the 2015 budget to put the infrastructure in. There is very strong interest for construction on the Demmer property and more construction on the Klocke property on the north side of the planned 4th St. The Demmer property has a conditional use permit that allows construction on that property of approx. 15,000 square feet without having street access. The Demmer property can build because of the conditional use permit but the Klocke property does not have that ability. Chairman Stevenson talked with Demmer this morning and he indicated that it would be helpful if the street looped. Langan asked if there are two pending projects? Chairman Stevenson stated that the business that is looking at the Demmer property would be attractive to Kasson and would make Kasson better and there would be more employment possibilities and increased property tax. There is only a small possibility that one of these businesses will come to EDA for financing.

Motion to authorize talks between the City and Klocke's made by Johnson, second by Peterson, All Ayes

Next step will be discussions with Demmer and Klocke to work out development agreements.

ESTABLISH LAND PRICES: Martin stated that we would like to get prices for the lots that we are advertising; The lot in front of Shopko, Expressions lots, Folkestad lot and the Folkestad building. Mayor Johnson stated that we should get a commercial appraiser involved. Peterson had a list of names.

Motion by Wegner to see how much it would cost to hire Mike Stevens to appraise and establish prices for each lot, seconded by Egger with all voting Aye.

On a related note Mayor Johnson stated that Paul Alberts is interested in buying land between his house and the wastewater plant. He would only use this land as a buffer for his lot and not for development. Mike Peterson stated that he could appraise that land and bring a price to the EDA.

Motion to have Mike Peterson appraise the sewer plant land for Paul Albert made by Langan, seconded by Johnson with all voting Aye.

LC TRUCKING PLAT: Leon Cunningham met with Jeff Stevenson and Steve Johnson and is frustrated with the City. Mr. Cunningham is concerned with how much of his land will be used for 16th St. and how much land is being used for a berm between his business and Foote's home. Economic Development Director Martin stated that the zoning code will not allow the City to create a land locked parcel and we asked for all of the 16th St right of way since the adjacent property is not in the city limits. Martin worked with the Cunningham's for six months and they had agreed to the development agreement and the plat and everything has gone through Planning Commission and City Council and has been approved. Chairman Stevenson and Steve Johnson have volunteered to meet with the Cunningham's to find out how this can be rectified for all parties involved.

SURVEY: The EDA decided to wait to doing a survey until November.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT: Martin stated that there is interest part of the 10 acres east of Cleary's and Hoff's.

OTHER BUSINESS: Chairman Stevenson reported on the Journey to Growth meeting he went to that morning. Stevenson was the only person from Dodge County in attendance.

EDA Reviewed the CEDA Annual Meeting Invitation

EDA Reviewed the Housing Forum Invitation

EDA Reviewed the list of current EDA loans and their performance.

Chairman Stevenson stated that his business had a booth at the Dodge County Expo and there was a very good turnout at the Expo

ADJOURNED: Meeting adjourned at 12:39 pm

Respectfully Submitted,
Linda Rappe, City Clerk