

MINUTES OF KASSON ECONOMIC DEVELOPMENT AUTHORITY
MEETING March 4, 2014

Pursuant to due call and notice thereof, a regular meeting of the Kasson EDA was held at City Hall this 4th day of March, 2014 at 12:05 p.m.

The following members were present: Langan, Ehmke, Sturgis, Peterson, Eggler, Hopkins and Wegner

Absent: None

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

CALL TO ORDER: Ehmke called the meeting to order at 12:05

MINUTES: Sturgis corrected the votes for the But-for test and Langan's name will be changed to be spelled with two a's. Motion for approval of the corrected meeting minutes from February 19, 2014 made by Wegner, seconded by Peterson, All Ayes.

FINANCIAL REPORT: Martin stated that Finance Director Zaworski will come to the next meeting to explain the reports.

OPPIDAN PROJECT REPORT: Martin updated the EDA on the City Council's 3 to 1 decision to rezone the Lion's Park properties to C-2. Park Board approved a contract to move the park equipment to the newly acquired land that will serve as the new Lion's Park. The park will be moved regardless of whatever happens with the Oppidan project. We have traded 4 acres for 17 acres for park land.

Flood mitigation will be done in two stages – first the “do no harm” stage, which is a balancing of excavation and fill. The City Engineer will work closely with FEMA, Dodge County Soil and Water and the DNR to oversee this phase.

The 2nd stage is in the future, larger storm water project involving dykes and ponds upstream. Storm water improvements will have to be done. This will be paid for by the higher taxes that Shopko will pay and with storm water funds. Further down the road we would like to keep the water out of people's yards if possible.

Planning Commission has two public hearings for March 17 for a Conditional Use Permit and a Preliminary Plat for Oppidan. The City Council will hold a public hearing on April 9 for the TIF financing, at the April EDA meeting we will be reviewing the TIF information. Oppidan would like to start construction in late April or May.

Sturgis asked that if we are giving them TIF how do we have the money to do these projects? Martin stated that this is a bonded TIF and this will be spelled out in the next meeting. Phase one is estimated to cost \$90-130K and phase two is estimated at \$410K. Phase one takes place immediately.

FOLKESTAD BUILDING UPDATE: Martin stated that since the bids came in so much over the estimated cost that the City Council voted to accept the scaled down bid that was still over the estimated by \$130K to be able to accommodate Xtreme Fitness and get them in. Efforts to compromise with Xtreme Fitness have been difficult since Mr. Thomas wants everything that he says the architect promised them. Martin also informed the EDA that the Thomas' have not returned the business subsidy that was given to them at the last meeting. The Thomas' have also been made aware of other empty buildings and Martin has contacted the Dodge County EDA to see if they have anywhere that Xtreme could locate.

OTHER BUSINESS: The American Legion is meeting with Martin and Lenth after today's EDA meeting.

Ehmke suggested that the EDA change their official meeting time to Noon instead of 12:15. Motion by Langan, second by Peterson to change the EDA meeting time to Noon on the first Tuesday of each month.

ADJOURNED: Meeting adjourned at 12:35 pm

Respectfully Submitted,

Linda Rappe
City Clerk