

MINUTES OF KASSON ECONOMIC DEVELOPMENT AUTHORITY

MEETING October 4, 2016

Pursuant to due call and notice thereof, a regular meeting of the Kasson EDA was held at City Hall this 4th day of October, 2016 at 12:00 p.m.

The following members were present: Peterson, Langan, Eggler and Wegner.

Absent: Stevenson, Johnson and Olmsted

The following staff members were present: Community Development Director Mike Martin, City Clerk Linda Rappe and City Administrator Theresa Coleman

Also Present: Rosey Carlson

CALL TO ORDER: Chairman Pro Tem Wegner called the meeting to order at 12:00

MINUTES OF PREVIOUS MEETINGS: Motion by Peterson, second by Wegner to approve the minutes of regular meeting September 6, 2016 with all voting Aye.

GENERAL DEVELOPMENT PLAN – Community Development Director Martin stated that Matt Leth has submitted a general development plan for land in southeast Kasson, to the east of 8th Ave SE. Martin stated that this is roughly 10 acres and currently unplatted. This is planned on being split into two blocks, Block 1 having one lot and Block 2 would have two lots. Mr. Leth is planning on constructing a new building for his business on lot 1 block 2 the building is planned to be 60x100 and would need 15-20 parking spaces. At this time a funeral home is interested in lot 1, block 1.

Martin stated that instead of developing the entire site and hoping to sell lots, Mr. Leth would like to put in two driveways on the two lots to be developed first and once he sells the third lot then the road would be put in. Water would be served by a water main that serves the properties on the west side of 8th Ave SE. A lift station would be required for the sewer. A privately owned lift station is nearby and he could connect too that with an agreement with those owners.

The funeral home would be on the lot closest to the highway. Peterson asked if the potential street would go to the end of the development. Martin stated that it would. Langan would like to see another business in town. Martin stated that Mr. Leth is not interested in special financing from the City or EDA. Martin asked the EDA to let him know if they had any objections or questions.

Martin stated that it appears that Mike Marti has sold a piece next to his shop for mini storage.

JOURNEY TO GROWTH REPORT - Martin informed the EDA of a Journey to Growth meeting on October 19 in Pine Island at the high school. Jeff Stevenson is the EDA representative to Journey to Growth. Martin stated that Journey to Growth has indicated that the number one attraction to a community is schools and number two, unanimously, was daycare.

PROJECT UPDATES

Martin stated that Commerce Drive should be done by Thanksgiving. Martin stated that as far as he knows, Schutte and Cunningham are still talking. Martin asked if anyone knew who bought the Westrom property. City Administrator Coleman stated that the Fire Chief has been contacted about burning down some structures on the Westrom property and the intention is storage. We don't know what kind of storage, whether it is indoor or outdoor. Martin stated that it is within the City limits and is zoned urban expansion. Martin also is not sure that MnDOT will allow a commercial access to that property.

OTHER BUSINESS

Quarterly financials were handed out. Martin stated that everyone is current with their payments. Langan asked what would happen if dollar video were to close would they have to pay off the loan at that time. Martin stated they would still be allowed to make their payments. Martin stated that people do leave their loans. Langan asked if we get payment in full when the building is sold and we could be first paid.

Peterson asked if there was any word from One Stop on any of the lots we talked about last month. Martin stated that Swenson came in a week ago and said everything was ready to go, but has not heard from him since. Martin spoke with Anthony Moosbrugger this morning and he doesn't feel that putting up a building without any kind of commercial tenant is practical and would like to concentrate on apartments on the second floor but is fairly insistent that the City should give him the lot. Martin stated that this would be between Moosbrugger's building and CO Brown building and the city would have to give him land behind the building for parking.

ADJOURNED: Meeting adjourned at 12:26 pm

Respectfully Submitted,
Linda Rappe, City Clerk