

Jackson Economic Development Authority
March Meeting Minutes
Thursday, March 14th, 2019, 12:00 p.m., Jackson City Hall

Voting Members: _ Kent Bargfrede _A Brandon Finck _X Dennis Frodermann
 _X Tim Olson, Vice Chair _X Rocky Sieler, Chair _A Arlene Vee, Sec./Treas.
 _X Mayor Wayne Walter

Staff: _X Thomas Nelson _X Matt Skaret

1. Call to order

Meeting was called to order by Chairman Sieler at 12:05 p.m.

2. Agenda Changes

- a.
- b.

3. Reports

a. EDC Report:

Nelson gave his report to the board. He reported that the past month he has been working with both the housing and hotel studies with more time being spent on the hotel study as the housing study has not needed his time. Nelson mentioned that a revolving loan had been given to Kat's Hog Heaven and that an application for a Housing Fix-Up loan was apart of the agenda today. Nelson also mentioned that he had been working on DEED reports. Nelson said that he had been working with the JBDC programs. He reported that CEDA had hosted a business plan coaching day and that one of the three applicants had come to the events.

Nelson reported that he had been doing a number of business visits over the past month. He reported that he had visited Rowe Enterprises, Sunshine Foods, and AGCO. He reported that he had met with Doherty Staffing Solutions, and had a 60/90 meeting. At the South Central Business Plan Coaching Event, Nelson said that the new DEED Commissioner was the speaker. He reported that the focus of the new commissioner seems to be on the employee workforce side. Nelson said that he had connected a few employers in town with a company called Talent Integration that recruits from and relocated workers from Puerto Rico.

b. SCDP Report

Nelson reported that there was still \$354,604.00 remaining for the SCDP. He said that they still needed to see an increase in applications. He said that he was trying to get better at connecting them to UCAP.

c. Projects Report

i. Student Housing -

Nelson reported that Bluffstone no longer interested due size of the campus and lack of athletics.

ii. Prairie Winds Redevelopment

Nelson reported that the developers had project quotes come back and are working on financing.

4. EDA Owned Properties

a. Sunset View Phase 1 - nothing to report

b. Sunset View Phase 2 -

Nelson reported that he was still in communication with Dan Wanger Construction who is very interested in building a spec home on an inside lot.

- c. Westview Ridge - nothing to report

5. Other Business

- a. Housing Fix-up Loan Approval

Nelson said that the \$5,000 loan for Robert Dorschner and Carrie Schollberger was being paired with an SCDP grant.

Bargfrede moved to approve the housing fix-up loan application; seconded by Olson. Motion passed unanimously.

- b. Hotel Feasibility Study - Pending Report

Nelson pointed out that the only two corrections that he and Skaret had found were to take CEDA out of the report and to change HWY 17 to HWY 71 on one instance. Nelson summarized the reported saying that the report had come back affirmative for a 60 room hotel that would include a restaurant and event space. Nelson said that the study found that Jackson was losing stays to Fairmont as they have eating and drinking options near hotels. Another factor that was discussed was the brands that Fairmont as some business travel goes to Fairmont as they can get travel points. Nelson said that besides those changes he was looking for a motion to approve the report and final payment.

Bargfrede moved to approve the hotel feasibility study; seconded by Frodermann. Motion passed unanimously.

- c. Advertising

- i. SCDP
- ii. Subdivision Lots

Nelson again that they needed to continue to push the SCDP as they a large number of funds remaining. He also mentioned that this would be a great time to push the Sunset View lots. Nelson recommended that the board do an ad in the paper for the SCDP but also recommended that they look at doing a paid Facebook ad. He said that the paid ad would reach more than just the people who follow the City of Jackson Facebook page. He said that they could control the target area and age of the people who see the ad.

Mayor Walter moved to approve the purchase of 1 ad in the Jackson County Pilot for the SCDP, \$100 for an SCDP Facebook ad, and \$300 for a Sunset View Facebook ad; seconded by Bargfrede. Motion passed unanimously.

- d. Facade Upgrade Program

Nelson presented the board with the proposal from CMB which would cost \$3,100 per project. Nelson recommended to the board that they move forward without an architect as that would be nearly the amount of the grants they were looking to do. He said that while it would be a nice addition to the program, lots of CEDA communities have done facade upgrade programs without an architect partnership and they have been successful. The group agreed that they would not seek any other proposals.

- e. Belmont Park Letter of Support

Nelson presented the board with a letter of support for the redevelopment of Belmont Park. He told the board that the Jackson County Friends of Trails had asked if the EDA would sign a letter as Windom EDA had. He said that While the project was not inside the city limits it would most likely have a positive impact on the community. Chairman Sieler said that he would sign the letter.

6. New Business

- a. No new business was brought up.

7. Adjourn

Chairman Sieler adjourned the meeting at 1:02 pm.