

**Jackson Economic Development Authority**  
**Meeting Minutes**  
**Tuesday, March 14, 2023, 12:00 p.m., Jackson City Hall and Zoom**

**Voting Members: Kent Bargfrede, Mike Brinkman, Brandon Finck, Tim Olson, Vice Chair; Arlene Vee, Secretary/Treasurer; Marcus Polz, Mayor**

**Attended via Zoom - Rocky Sieler, Chair**

**Staff: Dave Schmidt, and Matt Skaret**

**Guests: Rich Koch, Donnie Schoenrock, Mark Titus, Chelsea Honnette, Molly Franson, Clayton Lewis, Shawn Foster, Bill Henning, and Gordy Ruskell**

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**1. Agenda Changes**

\* Motion made by Brandon Finck, seconded by Kent Bargfrede, to amend the agenda with the removal of Darin Harries - Ballard Avenue Lots. Motion passes unanimously.

**2. Consent Agenda**

- a. January meeting minutes

\* Motion made by Brandon Finck, seconded by Mike Brinkman, to approve all consent items. Motion passes unanimously.

**3. This item was removed from the agenda. Darin Harries - Ballard Avenue Lots**

**4. Reports**

- a. EDC Report - Dave said he emailed members. If you have questions, please contact him.
- b. Financial Report - The 804 account received \$12,000 to pay off a loan, and a home loan was paid off this month.
- c. City Loan Fund Report - As presented.

\* Motion made by Kent Bargfrede, seconded by Mike Brinkman, to approve all reports. Motion passes unanimously.

**5. Other Business**

- a. Downtown Building Improvement Program applications

Dave reported that ten applications for the building improvement program were received, and five were selected. Dave said he emailed out the applications to members.

\* Motion made by Arlene Vee, seconded by Brandon Finck, to recommend the City Council approve the applications selected by the JBDC. Motion passes unanimously.

- b. Workforce Housing presentation - SEH/Next Development Solutions

EDA board members and guests of the presentation introduced themselves to NDA and SEH.

**Presentation by Next Development Solutions, <https://www.nextdevelopmentsolutions.com/>, located in Sioux Falls, SD.**

**Presenters:**

- Wendy Anderson, municipal liaison of Next Development Solutions
- Don Jahnke, director of Next Development Solutions
- Laith Michael, graphic communications of Next Development Solutions
- Alex Berlick, development specialist of Short Elliott Hendrickson
- Brian Carlson, service manager of Short Elliott Henderickson

The building would be a four-story building with 12 units per floor. The average cost per door is contingent on the land and infrastructure. What is the demand for one bedroom per two bedrooms? The 48 units will have approximately 32 one-bedroom units and 16-two-bedroom units.

The site selected to begin phase one is located on the east side of the liquor store. SEH said the site would accommodate a 48-unit building. If needed, phase two of the plan could be implemented to build additional units.

Phase two is contingent upon filling the first unit and creating a waiting list for the second unit. The housing study doesn't support building a second unit, but employers say there is a need.

- NDS said the price range to lease a new unit, depending on square footage, is approximately \$900 to \$1,500.00 per month, which includes water and heat.
- NDS said it would take approximately nine months to construct a 48-unit building.
- NDS said duplexes are leasing for \$1,800 to 2,200 per month.
- NDS also has projects in New Ulm, Wisconsin, and Texas.
- These units would not have garages but have storage units.
- Determining road placement on the 30-acre lot would help NDS determine the project's cost.
- Property located East of the liquor store could be rezoned R3 for multifamily housing.
- Building high-efficiency units is a priority with NDS.
- NDS said if the infrastructure is already in place, the project's cost will decrease costs dramatically. Adding infrastructure to a site would increase the project's price significantly.

**NDS requested the following:**

1. Dimensions of the proposed location.
2. Road placement and road development need to be clearly defined.
3. The land being sold to NDS for a dollar.
4. Soil borings, geotechnical and contour surveys of the proposed location.
5. Rezoning location to multifamily.
6. NDS's website would like to go live to receive input from the community.
7. Letters of support from the manufacturers and employers to support new builds would be helpful.

Don Jahnke shared that the building project in Luverne was pre-leased before the project completion date. We work with the city to keep projects as affordable as possible.

City Administrator Matt Skaret said in past practices, the City of Jackson has worked with developers to reduce new construction costs with abatements and TIF's.

NDS will be notified in 14 business days regarding a decision to proceed with the project.

**6. Adjourn**

**Chair Tim Olson adjourned the meeting at 1:00 p.m.**

**The next meeting is a special session on Thursday, March 16, 2023, at 12 p.m.**

**The next meeting is Tuesday, April 11, 2023, at 12 p.m.**