

Jackson Economic Development Authority
Special Session Minutes
Thursday, March 16, 2023, 12:00 p.m., Jackson City Hall and Zoom

Voting Members: Brandon Finck, Tim Olson, Vice Chair, Arlene Vee, Sec./Treas; Marcus Polz, Mayor

Via Zoom - Rocky Sieler, Chair

Guests: **Jeff Anneke, Shawn Foster, Chelsea Honnett, Rick Koch, Molly Fransen, Mark Titus, Clayton Lewis, Bill Henning, and Gordy Ruskel**

Staff: Dave Schmidt, and Matt Skaret

1. Guests

The meeting was called to order by Tim Olson. Tim welcomed Mr. Anneke to the forum and encouraged everyone to introduce themselves to Mr. Anneke.

a. Workforce Housing Presentation - Jeff Anneke/DBS Group - www.dbsg.com

Jeff Anneske started the presentation by saying DBS LCC is a design build-to-completion contractor. They have active projects all across the midwest. He said Greenfield, Wisconsin is an excellent example of multifamily housing projects and encourages attendees to view on the website <https://www.dbsg.com/blog/greenfield-addition-taps-dbs-group-for-another-multifamily-housing-project/>

He said 90 percent of their business is repeat customers because they like what we do. He shared that DBS's portfolio includes multifamily, senior housing, grocery, and hospitality projects which can be viewed on the company's website. Jeff said this is his sixth visit to Jackson, so he is getting to know the community well.

Jackson has a lot of job opportunities with more opportunities to come, so there is a need for additional housing. Jackson has an employer that employs over a thousand employees, but only 12% reside in town. If residents can get a job in Jackson and live in Jackson, that will generate growth for the community.

Jeff reported in regard to financing, he has investors interested, but his preference is to work with local employers and banks. PACE would also be an option.

DBS presented a conceptual graphic to attendees, which included a fully developed neighborhood over time. The concept included three 3-story apartment buildings with 10-12 units per floor, single-level and two-story townhomes offering 220 units upon completion. The apartment complex would consist of 68 percent as one bedroom and the remaining two bedrooms. He said he wants to start building phase one immediately, including townhomes and an apartment building. However, he said he does not like a

four-story building in this area. The market rate for an apartment complex would be \$1,100 to \$1,300 per month. Jeff said the buildings would include garages but no basements and the buildings would be built slab-on-grade.

What DBS LLC needs to move forward with phase one:

- Confirm the housing demand. What is Jackson's need for housing? An apartment complex, townhomes, or single-family homes.
- Seek input from stakeholders regarding square footage and layout designs.
- Quantify the drainage of the land.
- Review code study.
- Continue employer engagement.
- How do we divide the land purposefully and strategically to maximize the square footage?
- Review the roads and how to connect existing infrastructure to the development.
- The identified property needs to be re-zoned as R3.

Jeff requested the City of Jackson to sign a preliminary design proposal. Signing this proposal would allow the engineers to provide additional information to the group in greater detail.

The investor group or a business entity, not DBS LLC, would own the developments. The City of Jackson would be responsible for installing the infrastructure.

Attendees emphasized the following to DBS LLC:

- Jackson does not need more subsidized housing.
- Jackson requires the lots to be parceled correctly to avoid creating pie-shaped lots that has been problematic in the past.
- A member asked about the need for elevators. Jeff said ADA units would be available on the first floor.
- A member asked about the project completion date. Jeff said the units could be completed in December 2024.
- Members requested references from DBC LLC. Jeff said he would forward references to the City Administrator.
- TimOlson said the City of Jackson wants a quality product that looks family-friendly.

Tim and Rocky thanked Jeff for his presentation.

After group discussion, the consensus is to develop a master plan. Next, the finance committee needs to meet to establish a budget for the project.

Next scheduled EDA meeting is Tuesday, April 11, 2023 at 12 p.m.