

Jackson Economic Development Authority
August Meeting Minutes
Thursday, August 9th, 2018, 12:00 p.m., Jackson City Hall

Voting Members: _X_ Kent Bargfrede _X_ 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 _ Matt Skaret

1. Call to order

Meeting was called to order by Chairman Sieler at 12:00 p.m.

2. Agenda Changes

- a. Exception to Owner Fix Up Loan Policy

3. Minutes

- a. June 21st, 2018 Meeting Minutes
- b. July 12th, 2018 Meeting Minutes

Olson moved to approve June 21st and July 12th meeting minutes; seconded by Bargfrede.

Motion passed unanimously.

4. Reports

- a. EDC Report:

Nelson gave the coordinator's report. He reported that he had been working on a number of large projects that had been taking up a majority of his time. He pointed out a few specific meetings that were listed on his report. He noted the GMNP Annual meet that had taken place in Mankato, the 60/90 meeting at which they discussed how the remaining grant funds should be used and the South Central Business Development Network meeting at which a representative from the Federal Reserve presented. Nelson pointed out that the Community Venture network meeting would be coming up and that he was hoping to connect with a few potential developers. Nelson said that the projects that he would be working on in the immediate future include: marketing the SCDP, follow up with the Dollar General Project, JBDC project development, and JEDC projects.

- b. Financial Report:

Fund	Cash	Y-T-D Income	Y-T-D Expense
616	\$291,995.43	\$321,784.58	\$21,751.58
801	\$438,406.88	\$141,724.32	\$3,600
802	\$15,105.20	\$5,755.19	\$8,000
804	\$57,490.70	\$10,371.91	\$5,000

Nelson talked through the financial report.

5. EDA Owned Properties

- a. Sunset View Phase 1 - nothing to report
- b. Sunset View Phase 2

Nelson reported that he had multiple people contact the Economic Development Office to inquire about the Sunset View Lots as well as a local real estate agent. Nelson said that one of the people who had contacted the office was Dan Wagner who he said was a contractor from Worthington. Nelson reported that Dan was interested in doing Spec Home in the subdivision. Nelson also mentioned that one of the real estate agents asked if two of the lots in Sunset View could be combined.

The group discussed combining two lots and the consensus was that they did not want to combine the lots on the outside of the subdivision but would consider combining the inside lots in the future.

c. Westview Ridge - nothing to report

6. Other Business

a. Future Projects

i. EDA Goals/Projects

Nelson talked through the EDA 2018 goals.

ii. JBDC Potential Projects.

Nelson reported that the JBDC was working to develop two programs that they plan to present to the EDA. The first program that Nelson talked about was a facade upgrade program. Nelson said that the program would likely be focused on the central business district and would aim to improve the aesthetics of the buildings. He also said that the plan was to offer a predetermined number of forgivable loans that would require a match.

The second program that Nelson talked about was a "Shark Tank" competition that would aim to fill empty commercial spaces and attract entrepreneurs. Nelson said that the contestants would go through multiple rounds and that the winner would receive a prize package. The package would include donations from local business as well as some form of a loan and potentially reduced rent.

The board did not have any problems with the programs and said that it would be worthwhile for the JBDC to continue developing the programs.

b. Purchase Agreement Update

The group discussed what consequences they wanted to impose on people who bought a lot in Sunset View phase two and did not build within one year. The group decide that If development is not started in 12 months EDA should have the option to buy back with seller paying for transfer costs, that the EDA has the option to extend the development period another 12 months, and that they did not want the buyer to be able to resell the lot for more money. Nelson said that he would work with the City Attorney to make the necessary changes.

c. Exception to Owner Fix Up Loan Policy

Nelson reported that he was asking for the EDA to make an exception to the Owner Fix-Up Loan policy. He said that the guidelines allow for loans up to \$5,000 and that he was requesting that he be allowed to loan Larry Larson \$5250. He said that \$4800 would be used for roof and soffit fascia and then the \$450 would be used for a lead assessment.

Bargfrede moved to approve loaning Larry Larson up to \$5250 from the owner fix-up loan fund; seconded by Frodermann. Motion passed unanimously.

7. Adjourn

Chairman Sieler adjourned the meeting at 1:12 pm.

Respectfully Submitted by Thomas. J. Nelson