

**Jackson Economic Development Authority (EDA)**

**Meeting Agenda**

**Tuesday December 9, 2025, 12:00 pm**

**Jackson City Hall**

**Quorum: 4**

**Voting Members:**

Marcus Polz, Mayor     Rocky Sieler, Chair     Tim Olson, Vice Chair

Joe Pell, Council Member Ward 2 and Treasurer     Kent Bargfrede     Mike Brinkman

Molly Fransen

**Staff:**  Jack Brinkman, EDC     Bret Heitkamp, City Administrator

Peggy Markman, EDA Assistant

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**Call the meeting to order.**

Rocky Sieler called the meeting to order at 12:18 p.m. with a quorum.

**1. Agenda Change.**

**Motion made by Mike Brinkman, seconded by Joe Pell, to approve the agenda as presented. Motion approved.**

**2. Consent Agenda**

- a. November 12, 2025 Meeting Minutes

**Motion made by Mike Brinkman, seconded by Joe Pell, to approve all consent items. Motion approved.**

**3. Unfinished Business / Open Items:**

**a. Signage update**

**Joe**

- o No update at this time. Joe Pell said he needs to contact Harvey Sign out of Worthington. Peggy will get him the contact information.

**b. Jackson Business Rewards Challenge**

**Jack**

- o Jack stated that he thought we should wait for 1 year before rolling out a new program. He thinks we should wait until the EDA office has gone through the whole process of the Business Challenge program and Downtown Building Improvement Program first. If there are still funds available towards the end of the year, then possible look for some incentivization to use those funds.

**c. Fiesta Brava Building Improvement loan**

**Jack**

- o Jack gave an update on the \$3000 that Luis is in default on since his business has closed. Jack stated that he was talking with Luis but now as of lately not had any contact from him. Brad Anderson is working on the demand letter. Luis had stated that he is waiting for the demand letter and then will set up a payment plan.

**d. Kruppiak land update**

**Marcus**

- o This has been tabled as Marcus was unable to attend.

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**4. Financials**

- a. **Covid loan for Auto's on 71 paid off.**
- b. **Downtown Building Improvement loan for Cosmos & Clover-\$4,916.50.**
- c. **UCAP/MN Deed Grant payment**
  - o Peggy gave the update on the payment that needed to go to UCAP for completed projects using funds from MN Deed grant. There had been 4 payments that should have been paid out yet this year. With the turn over in the City and EDA, this had been missed. The process is that UCAP pays the contractors upfront for the work completed, then UCAP submits the amount to MN Deed that needs to be paid to the city, MN Deed sends the money to the city, then the city cuts a check to reimburse UCAP for they payment to the contractor.

**Motion made by Joe Pell, seconded by Mike Brinkman, to approve the financials.  
Motion approved.**

**5. New Business**

- a. **UCAP update** **Peggy**
  - o Peggy updated that UCAP had one application for a SCDP Owner occupied program. UCAP updated with 7 openings yet for Owner Occupied and funds are still available for Commercial.
- b. **JBDC update** **Jack**
  - o Jack updated that he has attend the last 2 JBDC meetings and nothing has really developed from those meetings. Doesn't seem that they have much desire to do anything extra. Molly Fransen stated that the JBDC have had 2 meetings on their own without Corey and have binders with plans of that what they would like to do. She felt that they are willing to do more but did not want to involve Corey. There are personality conflicts between Corey Christopher and the JBDC board. JBDC feels that they are not being kept up to date with information that he has received. There was much discussion about Corey's contract and what the responsibilities are and if it is between the City and Corey or the EDA and Corey. Bret commented on the levy process with the finance committee to reduce Corey's contract to \$10,000 for 2026 and maybe to \$5,000 for 2027. Bret stated that he and Jacks need to go through the scope of service for 2026 and 2027. It was stated that Corey does have the relationship with the Belmont Heights project and Agco/Fendt. Chairperson Rocky Sieler requested that the discussion be tabled, with the item remaining on the agenda for future consideration.

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**c. EDA Budget - Update**

**Bret**

- Bret gave an update on the recommendation for the budget regarding the contract with Corey Christopher with a reduction of the Chamber budget to \$10,000. Bret stated that he and Jack and possibly a Council member have a meeting with Corey on Monday to discuss his scope of service. Rocky posed the question if we are planning on purchasing the Kruppiak land for future development if we have funds in the budget for attorney's fees etc. Bret stated that he will follow up with the mayor. He stated that there are contingency funds available. Jack stated that with the budget being tight this that he had not visited with Bret on this matter. It was discussed to visit with Shannon Sweeney regarding bonding availability. Rocky suggested that we look in to a land option agreement. Bret stated the he and Jack will need to meet with Marcus on this as he was not aware of this possibility of purchasing land.

**d. Legislative Day**

**Jack**

- Jack gave the update of the Legislative visit that will be hosted at the Fendt Lodge with Senator Weber and Representative Fogelman that will be on Friday December 12, 2025 that will start at 9:00 a.m. with light refreshments and will only last 1 hour and will just be informational and Q&A.

**e. Veterans Memorial**

**Jack**

- Jack gave an update that he has been continuing to have meetings with the committee members on the design. They have a few designs and are narrowing it down to what they would like. They will also be in contact with LeWayne Pigman for the construction of it as he has down one in the past.

**6. Other Business**

- Tim Olson stated that he has come across some information regarding the National Registry for Historic Places and said that he has forwarded the information to Jack and Peggy.
- There was inquires in any more information regarding Santee and Jackson Inn. As of right now there aren't any new updates. Santee is waiting for contractors.

**7. Adjourn**

**Motion made by Joe Pell, seconded by Molly Fransen, to adjourn the meeting at 1:15 p.m. Motion approved.**

**Next meeting January 13, 2026.**