

**MEETING MINUTES**  
**JACKSON ECONOMIC DEVELOPMENT AUTHORITY (EDA)**  
**THURSDAY – 12:00 NOON – CITY HALL**  
**December 8, 2016**

**Members:**     X  Kent Bargfrede             E  Brandon Finck             X  Denny Frodermann  
                   X  Tim Olson                         X  Arlene Vee                 X  Rocky Sieler  
                   X  Wayne Walter

**Staff:**         X  Jennifer Bromeland     X  Sue Pirsig                     E  Staci Beseke  
                   X  Dave Maschoff

**1. Call to Order**

EDA Chair Rocky Sieler called the meeting to order.

**2. Agenda Changes**

- a. Discussion on the EDA Twin Home occupied by Bidnes
- b. Update on Doug Deel property

**3. Consent Agenda**

- a. November 10, 2016 Meeting Minutes

*T. Olson/W. Walter moved and seconded and it was unanimously carried to approve the November 10, 2016 meeting minutes.*

- b. Bills: There were no bills

**4. EDA Owned Properties**

- a. Sunset View Phase 1

Economic Development Coordinator Sue Pirsig reported no interest has been expressed in the one lot that remains.

- b. Sunset View Phase 2

Pirsig said Mike Bidne purchased a lot on December 5, 2016. While he was at the Economic Development Office to finalize the purchase, Bidne complained that one of the bedrooms in the EDA's Twin Home they are renting is cold. Pirsig said she has contacted Countryside Plumbing and Heating to inspect the furnace. She said the inspection is scheduled for the week of December 12<sup>th</sup> to determine if the furnace is balanced and heating the Twin Home evenly and efficiently. Pirsig reported the HRA replaced the furnace filter in both units with a six month filter on October 24, 2016. Bidnes plan to begin construction on their new house in Phase 2 in the spring of 2017.

- c. Lots for sale ad opportunity

Pirsig said she has asked Dallas Luhmann of Livewire Printing Company to inform her when businesses that have anything to do with building homes place an advertising ad in the paper. She said the EDA may like to place ads nearby those ads about the lots for sale in the Sunset View and West Ridge Estates. The ads would be done when businesses are advertising such things as a carpet

sales, paint sales, or if a lumber yard has a sale. Pirsig said it would be a great way to get the lots that are for sale in Jackson noticed. EDA board members reviewed a previous newspaper ad regarding lots for sale in Jackson and suggested several changes and updates.

***W. Watler/D. Froderman moved and seconded and it was unanimously carried to place an ad in the paper.***

d. West Ridge Estates

Pirsig reported there has been no new activity.

## 5. Program Updates

a. Housing discussion in Worthington, November 16<sup>th</sup>

Pirsig reported she attended a housing discussion in Worthington on November 16<sup>th</sup> with the Minnesota Chamber of Commerce, the Greater Minnesota Partnership, the Coalition of Greater MN Cities and representatives from other communities in the region that are experiencing problems with having enough workforce housing. She said the upcoming Minnesota Legislative Session was discussed and recommendations to be made to legislators for legislation to meet the needs of the communities. Pirsig said it was a good meeting with great discussion. She said she was pleased to see the partnership between the Minnesota Chamber of Commerce, Greater Minnesota Partnership and the Coalition of Greater Minnesota Cities. She said the Minnesota Chamber of Commerce and Coalition of Greater Minnesota Cities have quite a bit of lobbying power at the Legislature. Pirsig noted the Greater Minnesota Partnership is partnering with the other two organizations to seek more housing funds to encourage market based housing as well as low income housing programs through various State agencies. She noted the Legislature has really pushed the MHFA (Minnesota Housing Finance Authority) that at least 50% of their funding programs has to be spent outstate and not in the metro area. Pirsig said language is being changed in these new programs that can hopefully help Jackson in the future through grant funding, tax credits or other programs that can help people either fix-up their homes, build subdivisions or build homes.

Pirsig said the EDA will need to begin working on developing their legislative platform. She said she will incorporate items that were discussed at the meeting in Worthington which could be considered at the EDA's January meeting. Pirsig suggested the EDA think about scheduling a special meeting to do some brain storming on what the EDA's goals are and what they want to accomplish in the next year. She said that may also determine what to include in the EDA's legislative platform.

Sieler asked if the issue of infrastructure was discussed at the meeting in Worthington. Pirsig said there was discussion on aging infrastructure and new infrastructure for new subdivisions because it such an important and costly part of building. She noted it was pointed out infrastructure costs as much in a small

city as it does in a big city. Pirsig meetings similar to the one in Worthington have been held all across the State.

b. Update on Doug Deel property

City Administrator Bromeland reported she contacted City Attorney Brad Anderson via email following the last EDA meeting. She said she has not heard back from Anderson. Bromeland said she will contact Anderson again following today's meeting for an update.

**6. Other**

a. City Hall closed Monday, December 26, Christmas Observed

b. Set special meeting for goal setting for 2017

Sieler said the goal setting meeting could be held as part the EDA's regular January meeting. It was noted the January meeting will be held at the Pizza Ranch.

c. Update on Eagle Ridge vacancies

Olson asked if there were any updates regarding vacancies at the Eagle Ridge Townhomes. Pirsig reported there was an ad in the Jackson County Pilot advertising a three bedroom unit that was available. According to the ad, she said Eagle Ridge was offering incentives to the person who would sign-up to rent it. Mayor Walter said he had received a complaint from a landlord who said it was more difficult to rent out his downtown apartment because of the additional housing now available and the lower rents they are offering.

Pirsig noted the Economic Development Office sent out a mailing in the past two months to all landlords or managers of licensed rental units to inform them of a program offering zero interest forgivable money for 90% of the rehab project costs for rental units. She said she has received no calls about the program. Pirsig said all the landlords or managers of rental units in Jackson received the letter regarding the program about the forgivable money. She noted landlords have the opportunity to improve their rental units at virtually no cost to them.

d. Prime Pork in Windom to begin operations

Bargfrede suggested contacting the Human Resources Department at Prime Pork in Windom that housing is available in Jackson for employees moving to the area to work there.

**7. Adjourn**

With no further business, Sieler adjourned the meeting.

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David A. Maschoff, Acting Secretary