

MEETING MINUTES
JACKSON ECONOMIC DEVELOPMENT AUTHORITY (EDA)
THURSDAY – 12:00 NOON – PIZZA RANCH
April 13, 2017

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

Staff: E Jennifer Bromeland X Sue Pirsig X Staci Beseke

Rocky called the meeting to order.

Additions to the Agenda (Agenda Item 2)

a.

Consent Agenda (Agenda Item 3)

The consent agenda included the following items:

- a. Minutes of March 9, 2017 meeting

T. OLSON/W. WALTER moved and seconded and it was unanimously carried to approve the consent agenda.

EDA Owned Properties

Sunset View Phase 1 (Agenda item 4.a.)

There is no new interest in the available lot in Sunset View Phase 1 and nothing to report.

Sunset View Phase 2 (Agenda item 4.b.)

ED staff reported that they spoke with Borsgard Construction of Windom regarding the possibility of building spec homes and/or condos in Jackson. He said he was interested as he'd like to build spec homes but the cost of lots in Windom is too high. Jackson's prices are lower. It was asked that ED staff contact him ASAP to arrange a meeting with Borsgard Construction to discuss this further.

West Ridge Estates (Agenda Item 4.c.)

There is nothing to report on West Ridge Estates at this time.

Programs Update

Independent Active Living Research (Agenda Item 5.a.)

Staff reported that in their conversations with both Borsgard and Vanbinsbergen they were leery of the co-op housing model, as they are difficult to deal with when selling, getting insurance and other issues. Both contractors thought twin homes or condos would be the best route for such housing. Sue also spoke with Tony Dingman from Design, Development Construction, Inc. They are interested but extremely busy out of state working on several projects at this time. Perhaps a future project would interest them.

256 N Pond Twin Home Vacant (Agenda Item 5.b.)

ED staff reported that the 256 N Pond twin home was vacant as of 3/31/2017. Extensive discussion ensued about focusing on selling the twin homes vs. continuing to rent.

B.FINCK/T. OLSON moved and seconded and it was unanimously carried to recommend to the City Council that the twin homes be listed for sale for \$135,000 each.

If the City Council approves of the lower listing price, the EDA decided to wait 90 days before renting out the vacant twin home to allow time for viewing/sale. The situation will be readdressed after the 90 day period.

Quarterly Financial Reports (Agenda Item 5.c.)

The 616, 802 and 804 funds quarterly reports were briefly reviewed. Board members were encouraged to contact ED staff with any questions.

Quarterly Goals Progress Report (Agenda Item 5.d.)

The goals progress report for the 1st quarter of 2017 was briefly reviewed. The EDA will continue to work toward these goals.

With no time left for the meeting, agenda item 5.e. Draft Marketing Plan, was tabled to the next meeting.

Staci Beseke, Acting Secretary