

Jackson Economic Development Authority
November Meeting Minutes
Thursday, December 14th, 2017, 12:00 p.m., Jackson City Hall

Voting Members: Kent Bargfrede Brandon Finck Dennis Frodermann
 Tim Olson, Vice Chair Rocky Sieler, Chair Arlene Vee, Sec./Treas.
 Mayor Wayne Walter

Staff: Thomas Nelson Bryce Lange Jennifer Bromeland

1. Meeting was called to order by Chairman Sieler at 12:04 p.m.

2. Agenda Changes

- a. Sieler wanted to give a report on the Community Venture Network event.
- b. Mayor Walter asked to add a discussion about the Food Shelf.
- c. Bargfrede moved to approve the agenda; seconded by Finck. Motion passed unanimously.

3. Minutes

- a. October 12th, 2017 Meeting Minutes: Bargfrede moved to approve October's meeting minutes; seconded by Mayor Walter. Motion passed unanimously.
- b. No November Meeting Minutes

4. Reports

- a. **Drone Video Update:** Olson gave an update to the board that the drone video was nearly completed and under budget at \$1,500. Olson informed the board that they would need to consider someone to narrate the video. Bromeland recommended Dave Maschoff to narrate as he has had previous experience in radio broadcasting.

- b. **Directors' Report:** Nelson and Lange briefed the board on events and items that they completed

5. EDA Owned Properties

- a. Contacted Realtors
 - i. 256 Pond Drive- nothing to report.
 - ii. 258 Pond Drive- buyer backed out.
 - 1. Discussion was had about reaching out to former tenant about buying. Talk was had about why the deal fell through before and about what could be done to ensure it doesn't again.
 - 2. Olson brought up his previous proposal to lower the price of the town home in order to incentivise its sale. Conversation was had about the real estate market in Jackson and the region as a whole. Nelson was talked to ask realtors in town why they thought it was not sold yet.
 - 3. Numerous members discussed their desire to get out of renting. Bargfrede talked about either lowering the price or getting creative with marketing. Mayor Walter expressed his desire to get out of renting but

not wanting to give the property away. Both Olson and Vee said they thought the homes would have sold already if the price was low enough.

4. Olson moved to lower the asking price of the 258 Pond Drive property to \$120,000 for 120 days; seconded by Fincke. Motion passed unanimously.
- iii. Sunset View Phase 1- Block 1, Lot 3 has an offer.
 1. Lange and Nelson reported that the lots was being sold at \$11,100 which is the same price as the previous lots. They reported that the purchase agreement had been signed by the Chair and Vice Chair. City Attorney, Brad Anderson, will be handling the closing.
 2. Sieler brought up the fee being paid to RFE for every lot sold in Sunset View. Mayor Walter confirmed that the fee was \$1,800. Discussion was had about why that was the case and about how long until that stops. Nelson mentioned that the current agreement would be ending soon. Bargfrede informed the group that the fee had been extended before and that RFE would likely seek to extend again. Bromeland mentioned that the new campground by the track is currently within the city boundaries and suggested that a trade be negotiated for some EDA property when the RFE agreement term is complete.
 - iv. Sunset View Phase 2- Twin homes HRA update.
 1. Nelson presented the HRA repair estimate based on the damages to the property during the stay of the former tenant. The HRA had a estimate completed for them by Dewall construction who estimated the cost to repair would be \$3,194.00 for both materials and labor. Tom from Bergen INC was talked to about the countertops. Tom thought were that the occupants had placed hot items on the countertops to cause failure. Conney from the HRA suggested that the EDA have another estimate completed.
 2. Discussion was had about the damages done to the property and about the overall quality of the homes. Multiple board members expressed their discontent with the quality of the home and the company who build them.
 3. Nelson to contact Bergen about warranty on the countertops and keep board inform on repair process.
 - v. Westview Ridge- nothing to report.

6. Program Updates/Miscellaneous

- a. **Blandin Broadband Community Grant Discussion:** Lange informed the board that there was money that the 60/90 Corridor Committee was looking to spend on regional marketing. The board recommended tabling the discussion until they had more time to think about different projects that might benefit the region. Lange talked about how some ideas would be career fairs, drone videos, and advertising.
- b. **Proposed 2018 CGMC Policy Positions: Economic Development:** Lange informed the board that the information was listed in the November packet. Nelson also informed the board that he and Giesen had talked to representative Gunther about the legislative platform in Jackson. Gunther mentioned that there was interest in continuing the legacy grant funding. He also mentioned that a memorial park for veterans would be eligible to receive such funding. Finck informed the board that Bank Midwest donated several

granite slabs to the future veteran's memorial park in Jackson, and asked Administrator Bromeland to locate the slabs.

- c. **Discuss EDA goals and objectives for 2018:** Chairman Sieler recommended tabling the goals and objectives for the EDA until the next meeting in January. The board agreed.

7. Walk-on Items

- a. Sieler wanted to give a report on the Community Venture Network event. However, because of the time, the board tabled the discussion for January.
- b. Mayor Walter asked to add a discussion about the Food Shelf. Mayor Walter mentioned that the property Food Shelf is located is being sold. The Food Shelf would like to stay at the current location but is unable to afford the asking price of \$50,000. The Food Shelf will be forced to vacate by February if they are unable to purchase the property. Mayor Walter asked Nelson to conduct research to see what grants were out there for Food Shelves.

- 8. Adjourn:** Chairman Sieler adjourned the meeting at 1:09 pm.