

**Jackson Economic Development Authority (EDA)**

**Meeting Minutes**

**Tuesday October 14, 2025, 12:00 pm**

**Jackson City Hall**

**Quorum: 3**

**Voting Members:**

X Marcus Polz, Mayor    \_\_\_ Rocky Sieler, Chair    X Tim Olson, Vice Chair

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

**Staff:** X Jack Brinkman, EDC; \_\_\_ Dave Lovell, Interim EDC; X Kent Bargfrede, Interim EDC;  
X Jim Langborg, City Administrator; and X Peggy Markman, EDA, Assistant

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**Call the meeting to order.**

**1. Agenda Changes**

a. Update on land purchase.

**Marcus**

- Marcus Polz stated that he talked to Wade Wacker and he was going to contact Diane Kruppiak but has not heard back from him.

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

**2. Consent Agenda**

a. September 9, 2025 Meeting Minutes

**Motion made by Kent Bargfrede, seconded by Joe Pell, to approve all consent items. Motion approved.**

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

a. Signage update

**Joe**

- Joe Pell talked to Jeff Kruse and he apologized as he is working on moving to his new building. He did email Joe and let him know that that the one by the golf course, he will need to redesign. Joe hopes to have this information for the November meeting.

b. Sunset View lot interest and realtor compensation

**Jack**

- Jack Brinkman stated that he talked to Matt Kolander about the lot that he expressed interest in buying and Matt asked if the covenant about having construction completed within 1 year could be removed. Jack mentioned he talked to Brad Anderson and he was wondering if the covenants could be changed to 2-3 years. EDA board decided to leave the covenants as they are and that an extension can be made as needed. Matt said he would check back next summer. Brad Anderson also asked Jack to find out if it is still the case that if a realtor were to sell a lot that they get \$500.00 and that was confirmed to still be the case.

c. Mike Schwartz RLF update

**Jack**

- Jack Brinkman gave the update for the request for at RLF loan for the Historic State Theater – Mike & Nikki Schwartz. He stated that the Revolving Committee approved the loan with covenants that will be required. This will go to city council meeting for approval. Brad Anderson has been given the document request form to begin preparing the documentation after approved by city council. Kent Bargfrede stated that this is a marginal loan with limited exposure for the city.

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**d. Jackson Business Rewards Challenge**

**Jack**

- Jack Brinkman inquired if we wanted to still start this new Jackson Business Rewards Challenge program. After he had discussions with Chamber Director Corey Christopher who represents the JBDC, stated that they are still intending to have the Business Challenge Program. Corey said that at the previous JBDC meeting that they had mixed results with the program but talked about what they could do better. They know that the program that is out there has not always been successful. They understand the program does have value but make the change that if they don't see a valid business application that will be successful, they don't necessarily need to select one. Kent Bargfrede mentioned that the money that is earmarked for the program is a use or lose it. It does not get rolled over. Corey stated that there will be additional members joining the JBDC and they have a clear vision of what the expectation is. They are looking to revamp JBDC with making changes and being more aggressive in bring in new businesses. He also stated that the EDA still makes the decision. Joe Pell and Mike Brinkman posed the question if there was a way to combine the Jackson Business Rewards Challenge and Business Challenge Program. Corey mentioned that maybe there is a compromise with a time table by changing the deadline to April for the Business Challenge Program. Then they would know if the funding could be used for a different program if not used. It was decided to hold off until the November meeting so that the guidelines of the Business Challenge Program could be reviewed.

**4. Financials**

- Peggy Markman reviewed the EDA Financial Report going over the Fund Balances, Committed Funds, Y-T-D Interest + Income, Y-T-D Expenditures, number of loans and outstanding principal balances. Also adding 2 SCDP loans for Kelsey Beyer and Tristan Shover. Went through the Building Improvement Program for Committed funds that are yet to be paid out. Also noting that Pizza Ranch has withdrawn their application of \$5,000 that were for a sign and Pizza Ranch has the policy that they sign needs to be completed by a corporate company. It was stated that the application for Spiral Spa was approved in 2024, but after review, the building that they initially intended for the funds be used on, is not the current building that are renting now. They are not intending to relocate. Decision was to send a letter to Spiral Spa about their application. Will be reaching out to Brad Anderson on legal advice on this letter.
- **ACTION ITEM: Sending a letter to Spiral Spa about their application that was for 2024.**

**Motion made by Kent Bargfrede, seconded by Mike Brinkman, to approve the financials.  
Motion approved.**

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**5. Discussion items**

**a. Downtown Business Improvement Program & applications    Jack/Peggy**

- Jack Brinkman and Corey Christopher discussed the Downtown Improvement Program stating that with the withdrawn application from Pizza Ranch and other loans that were below the \$5,000, there were additional funds available but the application deadline was June 2, 2025. Corey, who represents the JBDC, had discussed this at the last JBDC meeting and Mark Titus who also is a member of City Council urged them to reopen program for applications. Corey also visited with Brad Anderson; the city attorney and he didn't see a problem with it. With the application deadline reopened, they received 2 additional applications. One for Grant Landbo-Jackson Firearm Company in the amount of \$1,189.84 and one for Bakin & Barrel – Tina & Marcus Polz in the amount of \$5,000.00. One note was on the application it states that no work is to be done until approved. Since funds are available it was requested to approve this exception. Peggy Markman posed the question on the application for the Downtown Business Improvement Program it states that pictures before and after the project are required and also annual proof of insurance listing the City of Jackson as additional insured, do we still want this information for every file. Currently it has not been consistent on the pictures and there has not been insurance collected. It was agreed that this information should be required and collected for all files.

**Motion to approve applications for Downtown Business Improvement Program made by Joe Pell, seconded by Mike Brinkman. Motion approved.**

**b. Pillars and Fiesta Brava Building Improvement loans    Peggy/Jack**

- Jack Brinkman and Peggy Markman had discussed the Façade loans for Pillars and Fiesta Brava since they are not in business anymore and they are in default on their loans. It was decided that we need to talk to Brad Anderson, City Attorney, on how to handle the loan for Pillars since it has been a couple years since they have not been in business and no one pursued them being in default on their loan. Corey Christopher posed the question that if we ask if to split the difference and they pay half of the default amount of \$3,000 and they pay \$1,500. We will discuss with Brad Anderson and see how he recommends this should be handled. As for the Fiesta Brava loan, it was decided to move forward with a demand letter and to contact Brad Anderson for this and to make sure to also add the attorney's fees.

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**c. Molly Fransen interest in EDA**

**Jack**

- Jack Brinkman and Tim Olson stated that Molly Fransen is interested in being a member of the EDA. With the resignation of Michelle Eckert there is an open spot. She would be an asset to the EDA

**Motion to approve Molly Fransen as a voting member of the EDA made by Mike Brinkman, seconded by Joe Pell. Motion approved.**

**d. Westridge Estates on website update**

**Jack**

- Jack Brinkman inquired about the map of lots for Westridge Estate that is on the city website if we can take it off since all the lots have been sold. It was agreed to remove it from the website.

**e. November meeting date**

**Jack**

- Jack posed the question on what date we should meet next with the normal November date is Veteran's Day and City Hall is closed. It was agreed to change the meeting date to Wednesday, November 12<sup>th</sup>.

**f. Billboard Advertisement**

**Jack**

- Jack Brinkman asked if the EDA was interested in renting a double-sided billboard from Joe Carr. Cost is \$2400/year and possibly splitting cost with JEDC with them taking one side and EDA the other. It was agreed with the budget being lean that we would revisit next year.

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**6. Other Business**

Tim Olson asked if there were any updates on Vet's and Kwik Trip. Jack Brinkman stated that we are still trying to schedule a meeting with Brent Staples. Jack also mentioned that there was a meeting with a group that works with Grandstay Hotels that work with Kwik Trips and also possibly restaurants all in the same area. This was just preliminary meeting.

Jim Langborg updated everyone that there will be a stakeholder meeting with Jackson Inn manager as some point. It was originally scheduled for October 17<sup>th</sup>, but the owner of Jackson Inn may want to push it back into November so that she could be there. Jim had messaged her back but has not received a response back.

Jack Brinkman informed everyone that Belmont Heights will be having a Ribbon Cutting and Open House on October 20<sup>th</sup> at 1:00 and would like as many people there as possible.

Joe Pell stated that DBS had an appreciation meal at Agco that also had other vendor booths.

**7. Adjourn**

**Motion made by Joe Pell, seconded by Mike Brinkman, to adjourn the meeting at 1:30.  
Motion approved.**

Next meeting, November 12, 2025