

Jackson Economic Development Authority
April Special Meeting Minutes
Tuesday, May 18th, 2021, 12:00 p.m., Jackson City Hall

Voting Members: P_ Kent Bargfrede X_ Mike Brinkman X_Brandon Finck
 X_Tim Olson, Vice Chair X_Rocky Sieler, Chair P_Arlene Vee, Sec./Treas.
 X_Mayor Wayne Walter

Staff: X_ Thomas Nelson X_ Matt Skaret

1. Agenda Changes

- a. Added JEDC/EDA Land transfer discussion.

2. Consent Agenda

- a. April 13th Minutes

*** Motion made by Finck, seconded by Brinkman, to approve all consent items. Motion passed unanimously.**

3. Reports

- a. EDC Report

- i. EDA - working to develop contractor list and incentive package for single level housing. Waiting for an update on Prairie Winds site for multi-family housing.
- ii. JEDC - no firm tenants for the Multi-tenant project but there is a lot of interest.
- iii. JBDC - not renewing membership in Minnesota Mainstreet program. EDA and JEDC funds have been distributed to Level 10 Fit. Facade funds have been distributed to Fiesta Brava.
- iv. Misc - Cabin Coffee revolving loan was approved. Matt Wasmund requested a mortgage release for his old building. Will use equipment as collateral. Initial mural has been installed. Three more are planned for this year. Rebuilding Together has a regional director. Requests can be sent to the Twin Cities group for now. Old Amigos building has been sold to Svoboda Excavating and they will removed in the next few weeks.

- b. Finance Report - two 804 Housing Fund loans have been paid off. All 2020 Facade loans funds have been allocated. \$5,000 of the 2021 funds have been allocated so far. Revolving loan payments are still suspended until November.

4. Other Business

- a. Recommendation to allow Park Board to use EDA land for proposed disc golf course. - discussed at Monday night's Finance committee meeting. The City has requested removing the dog park portion to do some more research. Privacy fences/shrubs will be installed near existing residential housing.

*** Motion made by Finck, seconded by Brinkman, to recommend approving the Park Board's use of EDA land for disc golf course, without the proposed dog park, until such time that it is needed for further development by the EDA. Motion passed unanimously.**

- b. Small Cities Development Program

- i. \$8,000 to write grant & \$6,000 for administration - to be paid by 802 or 804 fund. - funds are available. Target zones for residential funds have been removed in cities under 5,000. Looking for direction to have staff survey home and business

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owners to determine interest in the program. Costs would be incurred if we decided not to move forward with applying for the program.

*** Motion made by Walter, seconded by Finck, to recommend moving forward with commercial and residential surveys. Motion passed unanimously.**

- c. Home Ownership Means Everything (HOME) program discussion. - There has been local interest in the program again. The Economic Development office received around 4 inquiries per year. Program was discontinued several years ago due to concerns with Truth in Lending privacy laws. Board gave direction for Economic Development to research what it would take to restart the program.

- d. TV Tower Lot Creation - Three people have inquired about purchasing a lot. - There is interest in the lots. Utilities are already in the area. It would cost around \$675K to upgrade the road. The Board gave direction for Economic Development to research the property and develop a plat map and estimated costs for purchase.

- e. JEDC/EDA Land Transfer - Finance committee met Monday night. They recommend slowing down. The question was if single-family homes were best for this land. They prefer giving the JEDC the Option to buy, but would other housing (multi-family, townhomes) be a better option for this land. Staff will review the current housing options for the land and continue to pursue other land available for single-family housing.

5. Adjourn