

**Jackson Economic Development Authority**  
**Meeting Minutes**  
**Tuesday, September 10, 2024, 12:00 p.m.,**  
**Jackson City Hall**

**Quorum: 4**

**Attendance:** Kent Bargfrede, Mike Brinkman, Tim Olson, Vice Chair; Marcus Polz, Mayor; Rocky Sieler, Chair; and Michelle Eckert, Secretary

**Absent:** Joe Pell, Council Member and Treasurer

**Staff:** Rich Almrich, Dave Maschoff, and Shelley Pohlman

**Guests:** Tom Davis and David and Dusty Thorn

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**Call the meeting to order.**

**Rocky Sieler, Chair, called the meeting to order at 12:05 p.m.**

**1. Agenda Changes**

a. b.

**A motion was made by Tim Olson, seconded by Kent Bargfrede, to approve the agenda as presented. The motion passed unanimously.**

**2. Consent Agenda**

August 13th meeting minutes

**The motion was made by Tim Olson and seconded by Mike Brinkman to approve all consent items. The motion passed unanimously.**

**3. Financials**

Shelley provided a brief update on the EDA office's active loans, noting the Porter Investment loan has been satisfied.

**The motion was made by Kent Bargfrede and seconded by Michelle Eckert to approve the financials.**

**The motion passed unanimously.**

**4. Other Business**

a. **Tom Davis requested to be added to the EDA agenda to discuss his plans for an addition to his home on 258 N Pond Drive.**

Tom Davis of 258 N. Pond Drive presented his construction plans to the board. Mr. Davis would like to purchase the adjoining lot and add a 40 x 44 addition to his home. The addition would include a shop, garage, and bedroom. The lot size is 50 x 156. Mr. Davis's parcel number is 23.571.0270. He would like to purchase parcel number 23.571.0250.

Michelle Eckert stated that the small lots (50 x 167 +/-) are priced at \$5,500, while the larger lots (90 x 166 +/-) are \$9,100 and include utilities and road improvements.

The City Administrator emphasized the importance of adhering to the city's construction ordinances and covenants. He continued by saying the discussion with Mr. Davis several months ago, I am pleased to note that Tom's proposed plans align with these requirements.

Lot 12 is owned by James Hoffbeck  
Lot 11 is owned by Thomas M & Anita L. Davis (258 North Pond Drive)  
Lot 10 is owned by Jackson EDA (lot size is 50 x167 and priced at \$5,500)  
Lot 9 is owned by the Jackson EDA  
Lot 8 is reserved for UCAP  
Lot 7 is reserved for UCAP  
Lot 6 is reserved for UCAP  
Lot 5 is reserved for UCAP  
Lot 4 is owned by Kaleb J. Lacanne  
Lot 3 is owned by Kaleb J. Lacanne  
Lot 2 is owned by John P. Hansen  
Lot 1 is owned by John P. Hansen

Rocky said the lots are being sold at \$5,500 and legal expenses.

Kent wanted to confirm that the dimensions are 40 x 44 and that the lot line and setbacks meet city ordinances and covenants. He also mentioned covenant number 2h, which says no single-family dwelling shall be erected (excluding basements, porches, garages, patios, decks, and other exterior storage areas) of not less than 1,200 sq. ft. of gross living floor area.

Marcus Polz motioned to accept an offer to purchase 235710250 for \$5,500 plus legal fees. This is subject to covenants and ordinances being adhered to and UCAP availability. Michelle Eckert seconded the motion, which passed unanimously.

Rocky has assured Mr. Davis that the EDA office would prepare the paperwork and promptly contact you to coordinate a closing.

**b. David & Dusti Thorn – TV Tower property**

Mr. and Mrs. Thorn said they are interested in purchasing the property on Ballard Avenue, known as the "TV Tower Hill," with the understanding that the City of Jackson requires access to store equipment and clay.

David Thorn mentioned that he currently runs 'Thorn Wrestling Camps,' which are located in Odin, Minnesota, and is open seasonally. They want to expand their Thorn Wrestling business to Jackson and add a gymnastics component. Mr. Thorn mentioned that they have approximately 30 seasonal employees.

They plan to build a 60x100-square-foot business/house building, which would be our home and our business, said David. We want to open the company this fall. Meals would be prepared on-site.

Kent mentioned that the road is gravel and part of a snow route. If you plan to engage in winter activities, you should coordinate with the street department to inform them of your business hours.

The City of Jackson has listed the 23-acre property for \$10,000, with the City retaining an easement access. The City Administrator encouraged the Thorns to collaborate with the City Clerk and staff to address property zoning, city access to the land, and the location of utilities.

Kent and Rocky recommend that the Thorns consider acquiring the entire parcel. We recommend you promptly submit a formal offer.

Rocky suggested that the EDA office should obtain a survey of the property to identify the location of utilities and the city easement.

**c. JBDC Building Improvement Program – Approved businesses**

Shelley provided an update regarding the JBDC board approval of the 2024 'Building Improvement Program' awardees: Deputy Registrar (awarded), Cosmos & Clover, Hesper Auto, Royal Treatment, and Spiral Spa.

**d. Business Survey**

Shelley mentioned that she attended the JBDC board meeting and offered the EDA office's assistance in conducting a business visit/survey with local retail and service business owners/managers. The last survey was conducted in 2016, and the group also discussed the possibility of conducting a retail survey.

**e. MN Historical Preservation Office**

The EDA Office is collaborating with the Historic Preservation Office on the demolition of the Coast-to-Coast building. Following board discussions, it was decided that we need to create a comprehensive plan for the demolition, historic preservation, and funding options, which could include grants, bonds, and other alternatives. We also need to outline how the space will be used. Collaborate with City staff, the Arts Center, and contractors. The EDA office will develop a plan and provide an update to the board at a later date.

**f. The month of October is Manufacturer's Month**

The EDA board was reminded that October is Manufacturer's Month, emphasizing the significance of recognizing and celebrating manufacturers' contributions during this time.

**Other:**

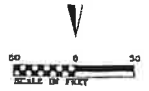
Shelley reported that Lee Porter from EXIT Realty provided the following update: The Cabin Coffee property has been listed, and the UCAP homes will be sold by EXIT Realty. There are several interested parties but no firm offers yet.

**5. Adjourn:**

The EDA meeting was adjourned by Rocky Seiler, Chair at

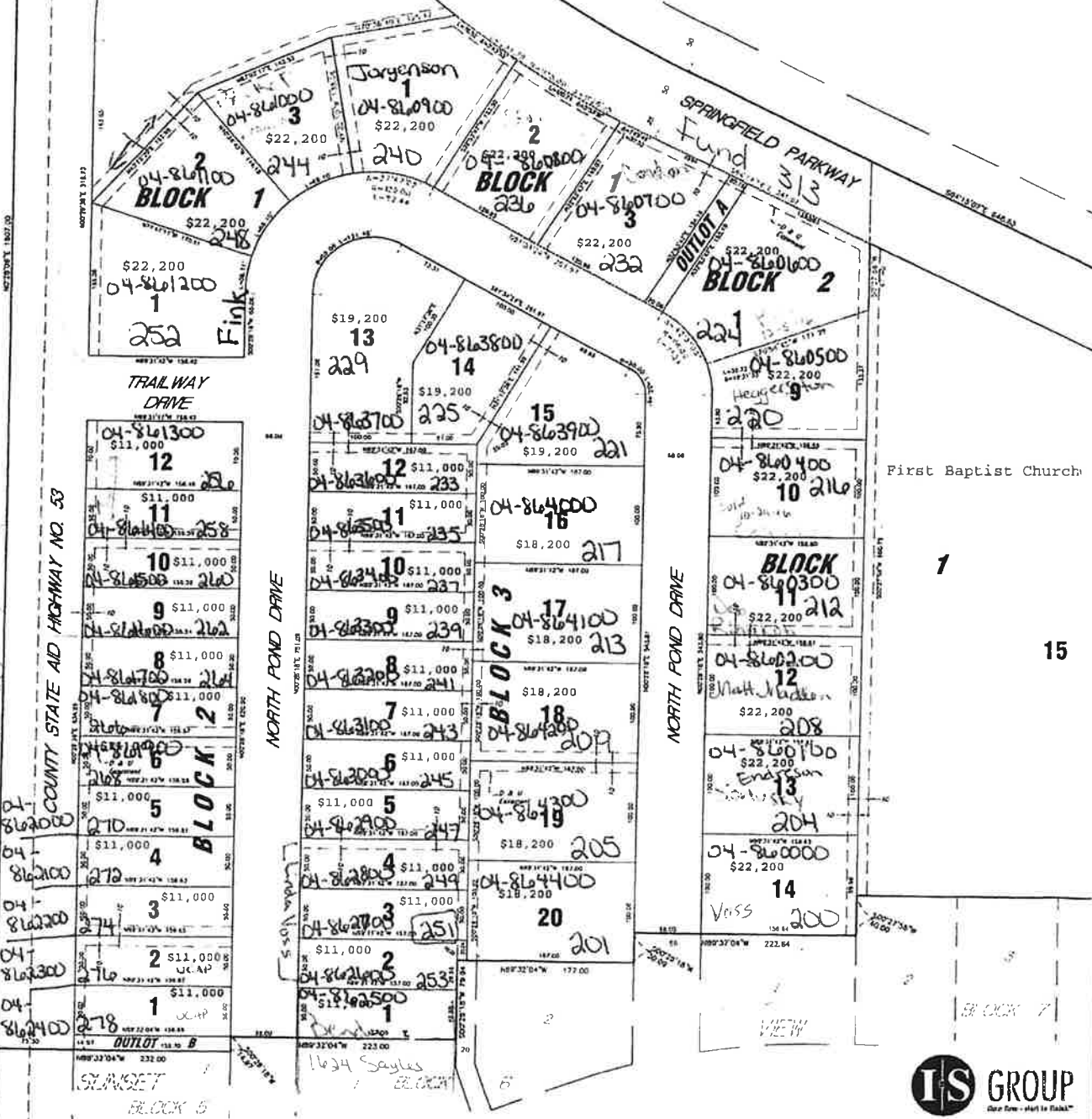
**The next meeting is Tuesday, October 15, at noon.**

**Date:** \_\_\_\_\_ **Respectfully Submitted:** \_\_\_\_\_



NW 1/4 - NW 1/4  
SEC 28-52-85

Retention Pond  
**OUTLOT A**



COUNTY STATE AID HIGHWAY NO. 53

NORTH POND DRIVE

NORTH POND DRIVE

First Baptist Church

1

15



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# SUNSET VIEW DEVELOPMENT



## Sunset View Lots for Development

- Ready to develop
- City owned
- Small lots (50 x 167 +/- ) \$5,500
- Large lots (96 x 166 +/-) \$9,100
- Utilities and road improvements included.



## CONTACT US

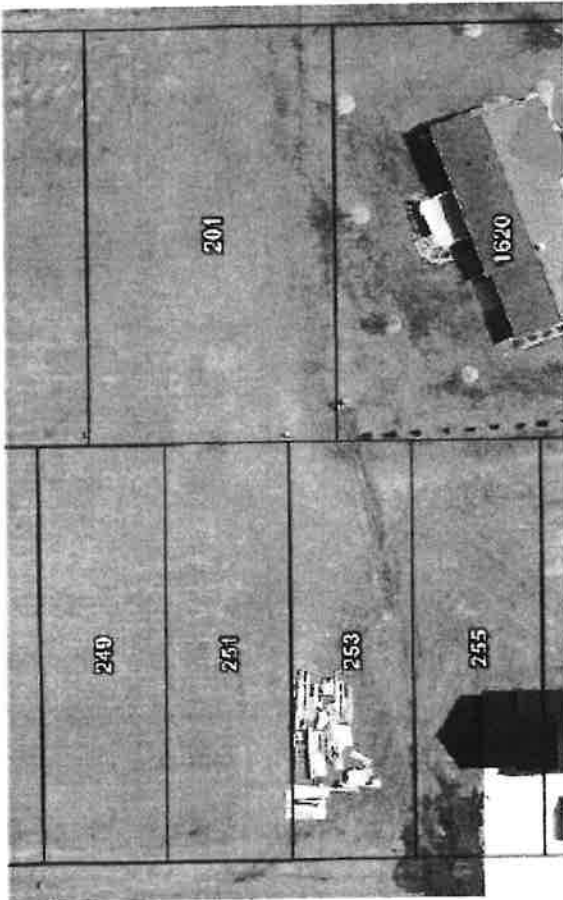
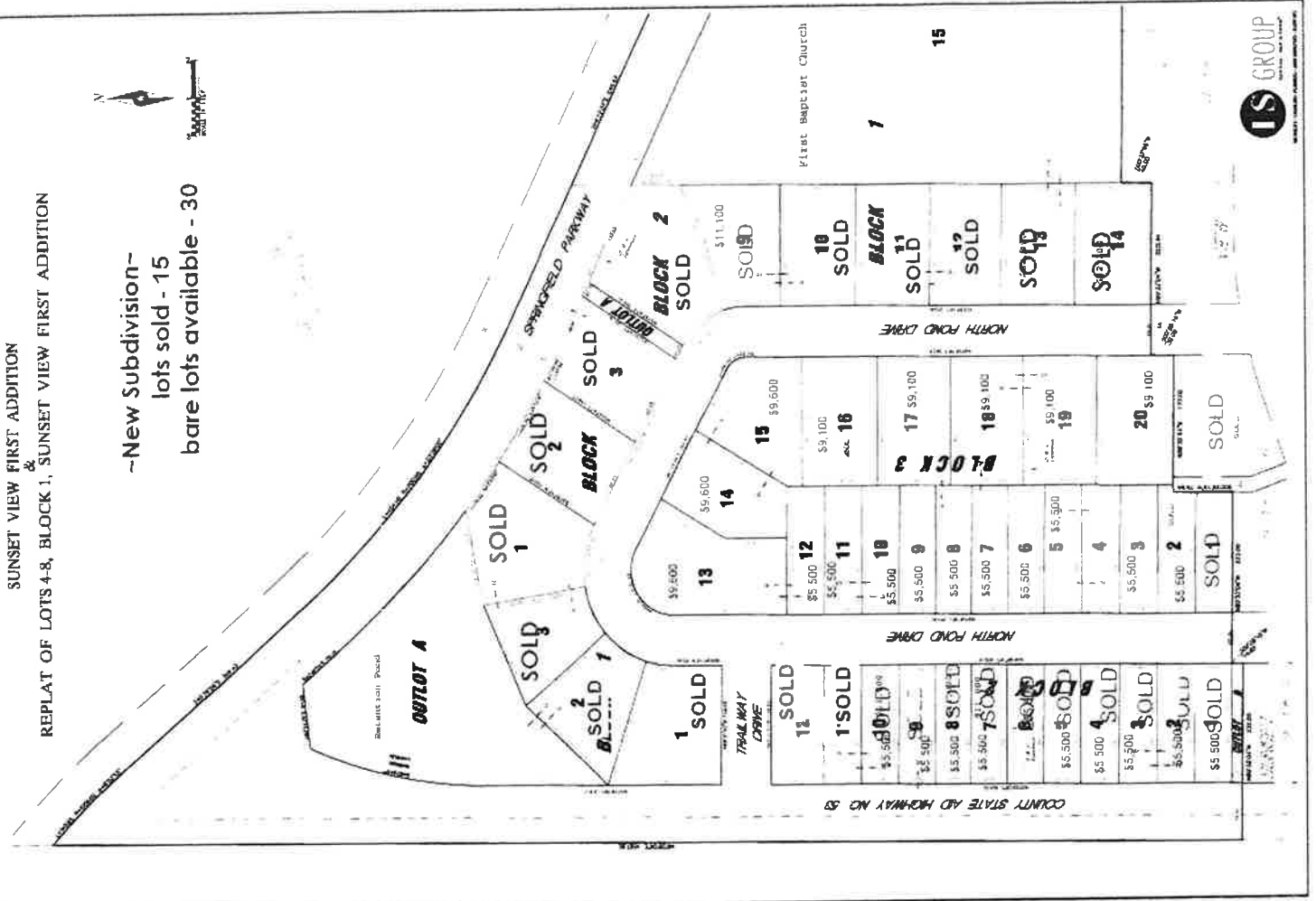
M: 507-382-5758

O: 507-847-4423

E: EDADIRECTOR@CITYOFJACKSONMN.COM  
80 WEST ASHLEY STREET | JACKSON, MN 56143

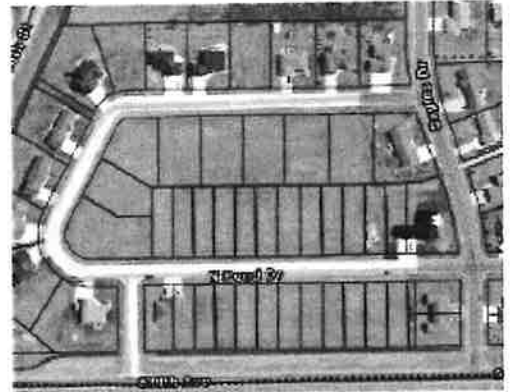
SUNSET VIEW FIRST ADDITION  
 REPEAT OF LOTS 4-8, BLOCK 1, SUNSET VIEW FIRST ADDITION

~New Subdivision~  
 lots sold - 15  
 bare lots available - 30



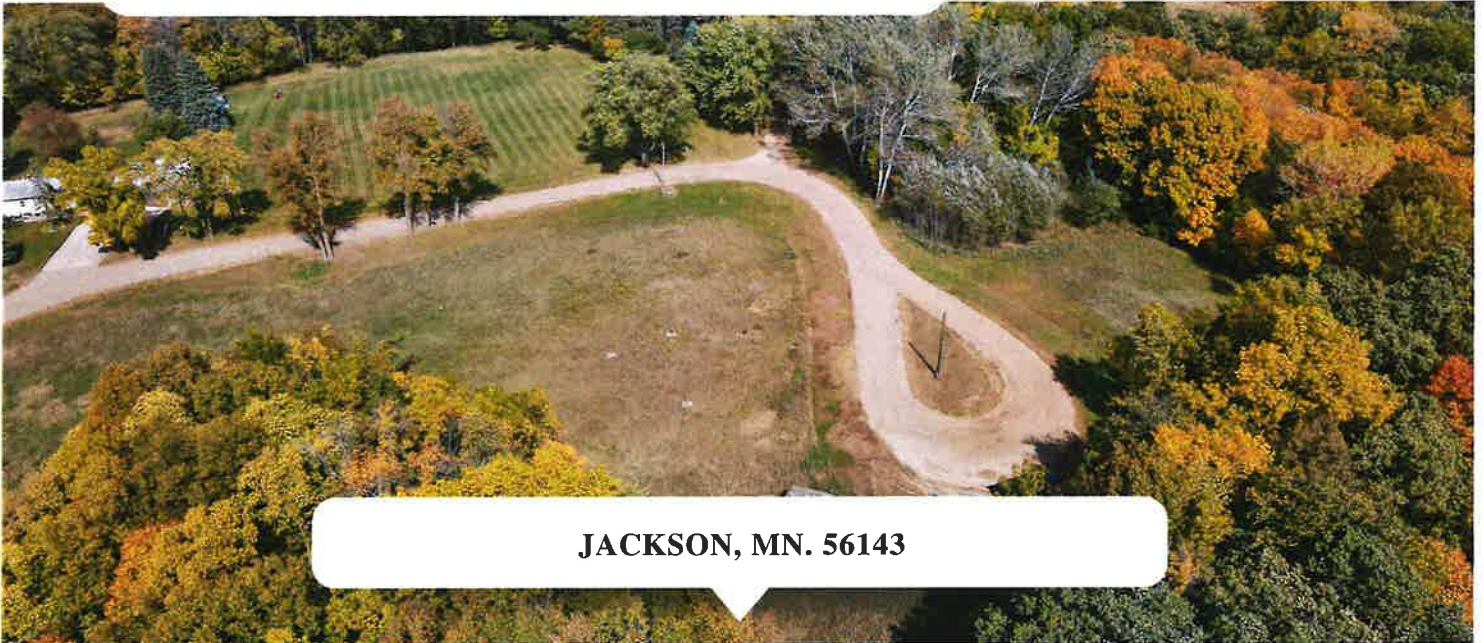
Small Lots: Total area of (147 x 167 +/-)  
 Lot 249 - Parcel ID 23.571.0310 51 x 167 +/-  
 Lot 251 - Parcel ID 23.571.0300 48 x 167 +/-  
 Lot 253 - Parcel ID 23.571.0290 48 x 167 +/-

One Large Lot:  
 Lot 201 - Parcel ID: 23.571.0470 166 x 96 +/-



# RESIDENTIAL PROPERTY FOR SALE

***BALLARD AVE.***



**JACKSON, MN. 56143**



## ***ABOUT:***

**UNIQUE LOCATION:** Located on the south side of the east end of Ballard Ave., commonly called the "TV Tower Hill."

The interior and exterior of all dwellings must be substantially completed within one year from the date the buyer becomes the legal owner of the land.

The land should be solely for private, residential purposes, including twin single homes, no mobile homes, trailers, tents, conex boxes, etc.:

A full list of requirements is available on [www.cityofjacksonmn.com](http://www.cityofjacksonmn.com)

## ***PROPERTY FEATURES:***

- 5 Acres +/-
- Affordable
- Private
- Picturesque views
- Utility: Sewer, water, and electric



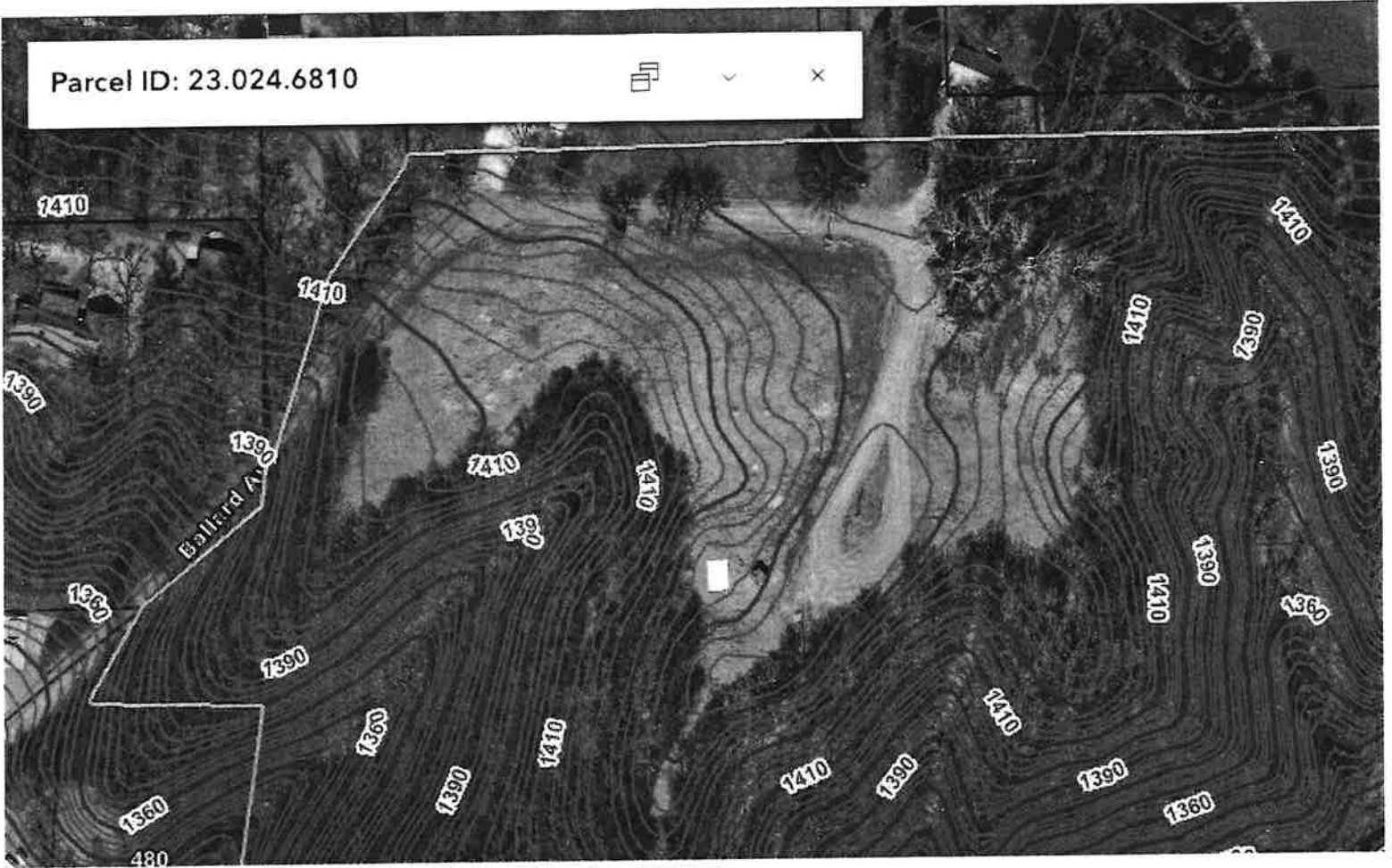
## ***CONTACT DETAILS:***

507-847-4423 or 507-382-5758

[edadirector@cityofjacksonmn.com](mailto:edadirector@cityofjacksonmn.com)

[www.growingjackson.com](http://www.growingjackson.com)

Parcel ID: 23.024.6810



***CONTACT DETAILS:***

507-847-4423 or 507-382-5758

[edadirector@cityofjacksonmn.com](mailto:edadirector@cityofjacksonmn.com)

[www.growingjackson.com](http://www.growingjackson.com)



# Jackson County, MN

## Summary

Parcel ID 235710260  
 Property Address 258 POND DR N JACKSON \*  
 Sec/Twp/Rng N/A  
 Brief Tax Description SUNSET VIEW 1ST ADDN LOT 11; BLK 2  
 (Note: Not to be used on legal documents)  
 Deeded Acres 0.00  
 Class 201 - (HSTD) RESIDENTIAL  
 District (2301) JACKSON CITY/2895  
 School District 2895  
 Creation Date 06/20/2009

## Owners

Primary Taxpayer  
 Thomas M & Anita L Davis  
 258 N Pond Dr  
 Jackson, MN 56143

## Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CITY OF JACKSON	0	50	156	0	1.000	UT
Total						0.000	

## Buildings

Building 1  
 Year Built 2011  
 Architecture TWIN HOME  
 Heated Sq Ft 0  
 Finished Basement Sq Ft 0  
 Construction Quality D 6  
 Condition N/A  
 Foundation Type CONCRETE  
 Frame Type WOOD FRAME  
 Size/Shape N/A  
 Exterior Walls SMART SIDI  
 Windows N/A  
 Roof Structure HIP  
 Roof Cover ASP SHINGL  
 Interior Walls DRYWALL  
 Floor Cover CARPET; TILE  
 Heat FWA  
 Air Conditioning CENTRAL  
 Bedrooms 2  
 Bathrooms 2  
 Kitchen N/A  
 1st Floor Area Sq Ft 0  
 Ceiling N/A  
 Stories 0

## Sub Area Square Footage

SubArea	Act Area	%	Adj Area	Heated	Prime	RCNLD
ONE 2011 1 STORY	1,353	0	0	0	0	0
OPP 2011 OPNPRCH/O	96	0	0	0	0	0
GAR 2011 GARAGE	528	0	0	0	0	0
Total for Bldg 1	1,977		0	0	0	0

## Extra Features

Seq	Code	Description	Dim 1	Dim 2	Units	UT
1	GARAGE	GARAGE	24	22	528.000	SF
2	GARLIN	GARAGE INT SHEATHING	24	22	528.000	SF
3	GARINS	GARAGE INSULATION	24	22	528.000	SF
4	PFENCE	PRIVACY FENCE	0	0	0.010	LF
5	CONCRT	CONCRETE	22	47	990.000	SF

**Sales**

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
N	WD	Q	10/23/2023	THOMAS M & ANITA L DAVIS	KYLLA & JON HUMMEL	\$210,000	\$210,000	
N	WD	Q	08/16/2021	KYLLA AND JON HUMMEL	ANDREW MARTINDALE	\$140,000	\$140,000	
N	WD	U	02/28/2018	MARTINDALE, ANDREW JOHN	JACKSON ECONOMIC DEVELOPMENT AUTHORITY	\$120,000	\$120,000	<a href="#">779814</a>
Y	CD	U	10/03/2011	BARGEN INCORPORATED	JACKSON ECONOMIC DEVELOPMENT AUTHORITY	\$22,200	\$22,200	

⊕ There are other parcels involved in one or more of the above sales:

**Valuation**

	2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Building Value	\$171,400	\$182,700	\$153,800	\$122,800	\$113,600
+ Estimated Land Value	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$182,400	\$193,700	\$164,800	\$133,800	\$124,600

**Value Notice**

- [2020 Valuation Notice \(PDF\)](#)
- [2021 Valuation Notice \(PDF\)](#)
- [2022 Valuation Notice \(PDF\)](#)
- [2023 Valuation Notice \(PDF\)](#)
- [2025 Valuation Notice \(PDF\)](#)

**Taxation**

	2024 Payable	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$193,700	\$164,800	\$133,800	\$124,600
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	(\$19,800)	(\$22,400)	(\$25,200)	(\$26,000)
= Taxable Market Value	\$173,900	\$142,400	\$108,600	\$98,600
Net Taxes Due	\$2,082.00	\$1,867.00	\$1,583.00	\$1,407.00
+ Special Assessments	\$54.00	\$47.00	\$47.00	\$47.00
= Total Taxes Due	\$2,136.00	\$1,914.00	\$1,630.00	\$1,454.00

IF YOU OWE BACK TAXES, PENALTIES, OR INTEREST, PLEASE CALL THE AUDITOR/TREASURERS OFFICE FOR A PAYMENT AMOUNT.

**Tax Statements**

- [2020 Tax Statement \(PDF\)](#)
- [2021 Tax Statement \(PDF\)](#)
- [2022 Tax Statement \(PDF\)](#)
- [2023 Tax Statement \(PDF\)](#)
- [2024 Tax Statement \(PDF\)](#)

**Taxes Unpaid**

	2024 Payable
Unpaid Tax	\$1,041.00
+ Unpaid Spec Asmt	\$27.00
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$1,068.00

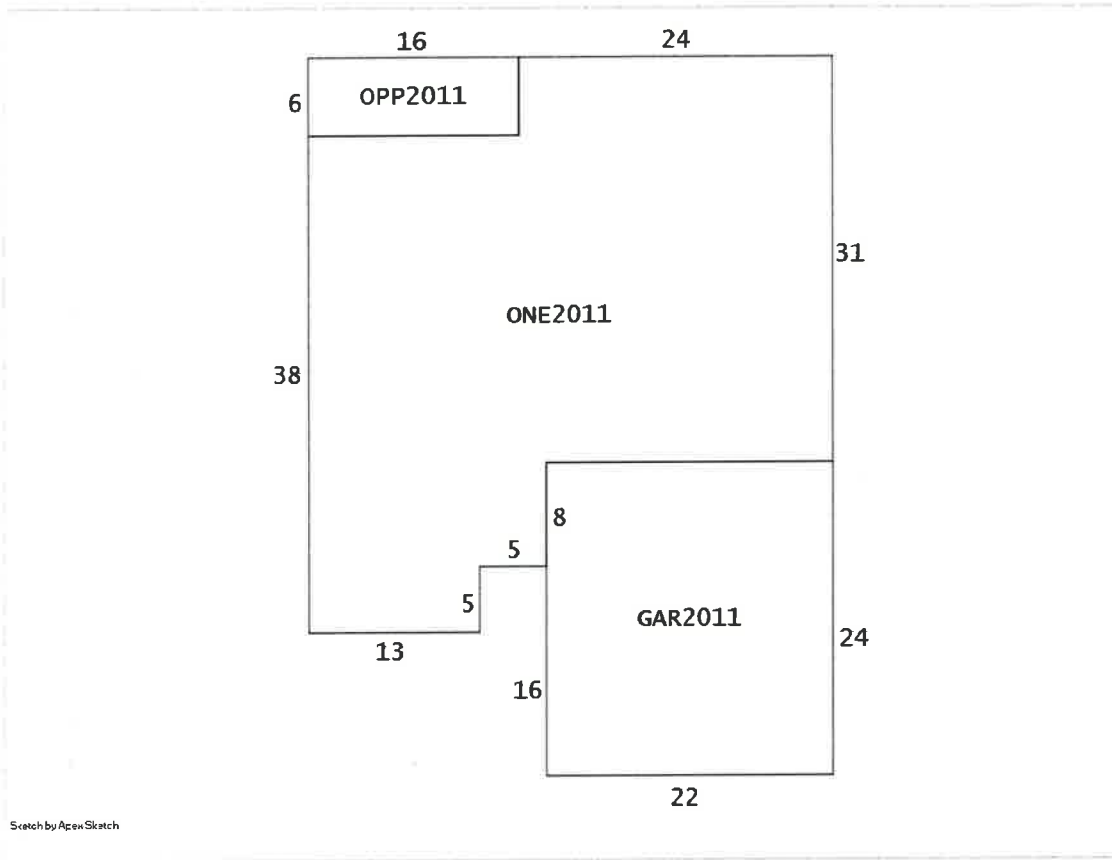
**Tax Payments**



### Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
354140	5/14/2024	2024	\$0.00	\$0.00	\$0.00	(\$1,068.00)
330339	3/27/2023	2023	\$0.00	\$0.00	\$0.00	(\$1,914.00)
313171	4/13/2022	2022	\$0.00	\$0.00	\$0.00	(\$1,630.00)
300700	5/10/2021	2021	\$0.00	\$0.00	\$0.00	(\$1,454.00)
285216	5/15/2020	2020	\$0.00	\$0.00	\$0.00	(\$1,452.00)
268064	5/15/2019	2019	\$0.00	\$0.00	\$0.00	(\$1,358.00)
255775	10/15/2018	2018	\$0.00	\$0.00	\$0.00	(\$1,000.00)
249036	5/14/2018	2018	\$0.00	\$0.00	\$0.00	(\$1,000.00)
237798	10/10/2017	2017	\$0.00	\$0.00	\$0.00	(\$965.00)
229057	5/8/2017	2017	\$0.00	\$0.00	\$0.00	(\$965.00)
219628	10/11/2016	2016	\$0.00	\$0.00	\$0.00	(\$992.00)
212030	5/9/2016	2016	\$0.00	\$0.00	\$0.00	(\$992.00)

### Sketches



Sketch by Apen Sketch

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 Last Data Upload: 9/11/2024, 4:48:05 AM



# Jackson County, MN

## Summary

Parcel ID 235710250 \*  
 Property Address 260 POND DR N  
 JACKSON  
 Sec/Twp/Rng N/A  
 Brief Tax Description SUNSET VIEW 1ST ADDN LOT 10; BLK 2  
 (Note: Not to be used on legal documents)  
 Deeded Acres 0.00  
 Class 958 - (NON-HSTD) MUNICIPAL PUB-OTHER  
 District (2301) JACKSON CITY/2895  
 School District 2895  
 Creation Date 06/20/2009

## Owners

Primary Taxpayer  
[Jackson Economic Develop Auth](#)  
 C/O City Of Jackson  
 80 W Ashley St  
 Jackson, MN 56143

## Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CITY OF JACKSON	0	50	156	0	1.000	UT
<b>Total</b>						<b>0.000</b>	

## Taxation

	2024 Payable	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$11,000	\$11,000	\$11,000	\$11,000
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$11,000	\$11,000	\$11,000	\$11,000
Net Taxes Due	\$0.00	\$0.00	\$0.00	\$0.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$0.00	\$0.00	\$0.00	\$0.00

IF YOU OWE BACK TAXES, PENALTIES, OR INTEREST, PLEASE CALL THE AUDITOR/TREASURERS OFFICE FOR A PAYMENT AMOUNT.

## Taxes Unpaid

No taxes are due at this time.

## Tax Payments



No data available for the following modules: Buildings, Sub Area Square Footage, Extra Features, Sales, Valuation, Value Notice, Tax Statements, Taxes Paid, Sketches.

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(ABOVE RESERVED FOR RECORDING DATA)

**RESOLUTION**

**WHEREAS,** The Jackson City Council desires to promote housing development within the City; and,

**WHEREAS,** United Community Action Partnership, Inc., a non-profit corporation under the laws of the State of Minnesota, will develop and construct 3 residential homes within the City if the City donates the land for that purpose.

**NOW, THEREFORE, UPON A MOTION DULY MADE AND SECONDED BE IT RESOLVED,**

The Jackson City Council, directs the Jackson Economic Development Authority to convey the real property in Jackson County, Minnesota, described as follows:

**Lots One, Two, Three, Four, Five and Six (Lots 1, 2, 3, 4, 5 and 6) in Block Two (2) in Sunset View First Addition to the City of Jackson, Minnesota;** subject to a “reversionary interest” in the property in favor of the City should United Community Action Partnership, Inc. not construct a residential house on each of the Lots conveyed within 24 months of the date of the conveyance;

to United Community Action Partnership, Inc.

Whereupon said Resolution was declared duly passed and adopted on April 19<sup>TH</sup>, 2022.

**City of Jackson, Minnesota**

By: Marcus Polz  
Marcus Polz, Mayor

Attest: Mathew Skaret  
Mathew Skaret, City Administrator

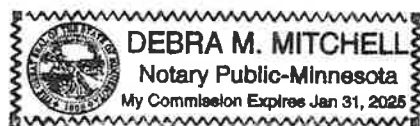
**ACKNOWLEDGMENT**

STATE OF MINNESOTA, COUNTY OF JACKSON ) ss.

This Resolution was confirmed and acknowledged before me on May 2, 2023, by Marcus Polz and Matthew Skaret, the Mayor and City Administrator, respectively, of City of Jackson, Minnesota, on behalf of the City.

Debra M Mitchell  
Notary Public

Drafted by: BRADLEY W. ANDERSON, Jackson City Attorney, 309 Sherman Street, P. O. Box 225, Jackson, MN 56143, 507-847-2052



53  
 330th Ave

12 23.571.0270 JAMES HOFF BECK	JACKSON ECONOMIC DEVELOP AUTH
11 23.571.0260 THOMAS M A ANTIALDAVIS	JACKSON ECONOMIC DEVELOP AUTH
10 23.571.0250 JACKSON ECONOMIC DEVELOP AUTH	JACKSON ECONOMIC DEVELOP AUTH
9 23.571.0240 JACKSON ECONOMIC DEVELOP AUTH	JACKSON ECONOMIC DEVELOP AUTH
8 23.571.0230 UNITED COMMUNITY ACTION INC	JACKSON ECONOMIC DEVELOP AUTH
7 23.571.0220 UNITED COMMUNITY ACTION INC	JACKSON ECONOMIC DEVELOP AUTH
6 23.571.0210 UNITED COMMUNITY ACTION INC	JACKSON ECONOMIC DEVELOP AUTH
5 23.571.0200 UNITED COMMUNITY ACTION INC	JACKSON ECONOMIC DEVELOP AUTH
4 23.571.0190 KALEB J LACANNE	JACKSON ECONOMIC DEVELOP AUTH
3 23.571.0180 KALEB J LACANNE	JACKSON ECONOMIC DEVELOP AUTH
2 23.571.0170 JOHN P HANSEN	JACKSON ECONOMIC DEVELOP AUTH
1 23.571.0160 JOHN P HANSEN	JACKSON ECONOMIC DEVELOP AUTH
23.571.0600 23.571.0490 NORMA PAULSON RUTH	JACKSON ECONOMIC DEVELOP AUTH

N Pond Dr

23.571.0380 JACKSON ECONOMIC DEVELOP AUTH	JACKSON ECONOMIC DEVELOP AUTH
23.571.0360 JACKSON ECONOMIC DEVELOP AUTH	JACKSON ECONOMIC DEVELOP AUTH
23.571.0340 JACKSON ECONOMIC DEVELOP AUTH	JACKSON ECONOMIC DEVELOP AUTH
23.571.0330 JACKSON ECONOMIC DEVELOP AUTH	JACKSON ECONOMIC DEVELOP AUTH
23.571.0320 JACKSON ECONOMIC DEVELOP AUTH	JACKSON ECONOMIC DEVELOP AUTH
23.571.0310 LINDA VOSS	JACKSON ECONOMIC DEVELOP AUTH
23.571.0300 LINDA VOSS	JACKSON ECONOMIC DEVELOP AUTH
23.571.0290 LINDA VOSS	JACKSON ECONOMIC DEVELOP AUTH
23.571.0280 SCOTT R A	JACKSON ECONOMIC DEVELOP AUTH
23.571.0280 NICOLE J BENDA	JACKSON ECONOMIC DEVELOP AUTH

N Pond Dr

23.571.0420 JACKSON ECONOMIC DEVELOP AUTH	JACKSON ECONOMIC DEVELOP AUTH
23.571.0430 JACKSON ECONOMIC DEVELOP AUTH	JACKSON ECONOMIC DEVELOP AUTH
23.571.0440 JACKSON ECONOMIC DEVELOP AUTH	JACKSON ECONOMIC DEVELOP AUTH
23 JACKSON ECONOMIC DEVELOP AUTH	JACKSON ECONOMIC DEVELOP AUTH
23.571.0450 JACKSON ECONOMIC DEVELOP AUTH	JACKSON ECONOMIC DEVELOP AUTH
23.571.0460 JACKSON ECONOMIC DEVELOP AUTH	JACKSON ECONOMIC DEVELOP AUTH
23.571.0470 JACKSON ECONOMIC DEVELOP AUTH	JACKSON ECONOMIC DEVELOP AUTH
23.570.0300 MATTHEW B KOLANDER	JACKSON ECONOMIC DEVELOP AUTH

N Pond Dr

23.5 HEGC	JENNIFE
23.5 MATT	MATT
23.5 DEBRA/ LIVIN	DEBRA/ LIVIN
23.5 MELISS	MELISS
23.5 JEFF BE	JEFF BE

## EDA Financial Report

### Financial Report – September 2024

Name	Fund	Fund Balance	Committed Funds	Y-T-D Income + Interest	Y-T-D Expenditures	# of Loans	Outstanding Principal (Spreadsheets)
EDA Fund	616	\$252,472.49	\$27,770.58	NA	\$ 36,499.45	NA	NA
Revolving Loan Fund (RLF)	801	\$367,745.77	NA	\$30,953.18 YR \$3,953.54 MONTHLY	NA	14	\$1,795,464.53
SCDP Income	802	\$46,293.68	NA	\$7,178.91 YR \$1,125.95 MONTHLY	NA	9	\$ 31,136.74
Housing Programs	804	\$90,679.64	NA	\$13,506.86 YR 1,261.78 MONTHLY	NA	15	\$46,271.26

#### Summary of Committed Funds

<b>Building Improvement Program, a.k.a. Facade 2022 (JBDC)</b>				<b>\$17,979.84</b>			
	The Dental Office (Historical Society approved)			<b>\$5,000.00</b>			
	Welcome / Wayfinding Signs			<b>\$12,949.84</b>			

<b>Building Improvement Program 2023</b>				<b>\$4,790.74</b>			
	Royal Treatment			<b>\$4,790.74</b>			

<b>Building Improvement Program 2024</b>				<b>\$5,000.00</b>			
	Deputy Registrar 50 - Kim Church			<b>\$ 5,000.00</b>			

#### Notes:

- Pillars loan deferred until November 2024
- Cabin Coffee loan deferred until October 2024
- Porter Investment – Loan satisfied
- Building Improvement Loans approved by JBDC are Deputy Registrar | Cosmos & Clover | Hesper Auto | Royal Treatment | Spiral Spa

804 - Fix Up Fund Outstanding Balance

\$46,271.26

EDA Loan Summary

First Name	Last Name	Loan Amount	Interest Rate	Monthly Pymt	Outstanding Balance	Paid Off Date
Douglas & Steven	Bass	\$5,000.00	4% 5 YR	\$92.08	\$0.00	7/1/2024
Joseph	Berens	\$6,000.00	0% 10 YR	\$50.00	\$2,415.49	9/1/1931
Gary	Berkner	\$7,450.00	4% 7YR	\$101.83	\$7,062.43	4/1/1931
Hannah	Bremer	\$4,141.00	4% 5 YR	\$76.26	\$895.63	9/1/2025
Leah&Heser, Tony	Eckert	\$5,000.00	0% 10 YR	\$41.67	\$0.00	11/1/2024
Carter	Heinrichs	\$7,500.00	0% 20 YR	\$62.50	\$5,750.00	5/1/1942
Kevin	King	\$4,000.00	0% 10 YR	\$33.33	\$2,066.86	11/15/2029
Amanda	Matsen	\$5,591.00	4% 6YR	\$84.46	\$5,104.31	10/1/2029
Morish	Moss	\$5,500.00	0% 10YR	\$45.83	\$3,850.00	11/1/1932
Tucker	Polz	\$4,586.00	4% 5 YR	\$84.46	\$3,955.09	12/1/2028
Kathleen	Roberts	\$6,749.00	4% 7 YR	\$92.25	\$3,124.60	9/1/2027
Matt	Romo	\$9,000.00	4% 9 YR	\$99.37	\$5,232.59	7/1/2029
Vikki	Ruegge	\$4,391.00	4% 5 YR	\$80.87	\$872.00	8/1/2025
Nina	Sengchan	\$5,000.00	4% 5 YR	\$92.08	\$0.00	8/1/2024
Kristin	Schulz	\$2,500.00	3% 6 YR	\$44.92	\$1,949.72	6/15/2028
Tristan	Shover	\$2,500.00	0% 4 YR	\$41.67	\$1,658.38	12/1/2022
Ashley	Stammer	\$6,000.00	4% 6 YR	\$93.87	\$2,334.16	11/1/2026
<b>17 Loans</b>					<b>\$90,908.00</b>	<b>\$1,217.45</b>
<b>COVID Loans Outstanding Balance</b>		<b>\$120,078.52</b>				

Name	Owner	Amount Lent	Interest Rate	Monthly Pymt	Outstanding Balance	Paid Off Date
Anytime Fitness	Ryan Brandts	\$6,701.72	0% 20 YR	\$27.92	\$5,892.04	3/1/1942
Autos on 71	Barry Nospusch	\$4,711.14	0% 20 YR	\$19.63	\$4,141.87	3/1/1942
Bridget's Bucksnot Brew Ha-Ha	Bridgett Gilbert	\$8,294.28	0% 20 YR	\$34.56	\$7,292.04	3/1/1942
Deputy Registrar 50	Kim Church	\$8,294.28	0% 20 YR	\$34.56	\$7,292.04	3/1/1942
Dr. David Kruse	Dr. Kruse	\$4,711.14	0% 20 YR	\$19.39	\$3,836.42	3/1/1942
Extreme Beal Dance Studio	Brian Nyborg	\$8,294.28	0% 20 YR	\$34.56	\$7,292.04	3/1/1942
Eye Kandy Design Studio	Jeff Kruse	\$4,666.00	0% 20 YR	\$19.53	\$4,119.63	3/1/1942
Heser Auto	Debra Heser	\$8,294.28	0% 20 YR	\$34.56	\$7,292.04	3/1/1942
Historic State Theatre	Mike Swartz	\$8,294.28	0% 20 YR	\$34.56	\$7,292.04	3/1/1942
Jackson Chiropractic	Matthew Wasmund	\$8,294.28	0% 20 YR	\$34.56	\$7,292.04	3/1/1942
Jackson Golf Club	Board of Directors	\$8,294.28	0% 20 YR	\$34.56	\$7,292.04	3/1/1942
Kat's Hog Heaven	Donnie Schonemrock	\$8,294.28	0% 20 YR	\$34.56	\$7,292.04	3/1/1942
Optimal Health & Chiropractic	Kerrie Henderson	\$8,294.28	0% 20 YR	\$34.56	\$7,292.04	3/1/1942
Pillars Pub Eatery	Ryan/Jenni Heinrichs	\$8,294.28	0% 20 YR	\$34.56	\$7,292.04	3/1/1942
Pizza Ranch	Jeff Santer	\$8,294.28	0% 20 YR	\$34.56	\$7,257.48	3/1/1942
Royal Treatment	Rochelle Neal	\$8,294.28	0% 20 YR	\$34.56	\$7,292.04	3/1/1942
Santee Crossing	Alex/Emily Tufvesson	\$8,294.28	0% 20 YR	\$34.56	\$7,292.04	3/1/1942
Subway		\$8,294.28	0% 20 YR	\$34.56	\$7,326.60	3/1/1942
<b>18 Loans</b>		<b>\$136,929.92</b>		<b>\$570.31</b>	<b>\$120,078.52</b>	

801 Revolving Loan Fund Outstanding Balance		\$1,795,464.53					
Name	Owner	Loan Amount	Interest Rate	Monthly Pymt	Outstanding Balance	Paid Off Date	
Cabin Coffee #1	Donnie Schoenrock	\$161,000.00	3.25% 10 YR	\$1,573.28	\$146,130.03	8/1/1932	
Cabin Coffee #2	Donnie Schoenrock	\$171,843.00	5.50% 20 YR	\$1,203.46	\$167,597.71	12/1/1942	
Classic Hair #1	Corinne Vacek	\$1,683.67	4% 15 YR	\$36.98	\$1,388.83	8/1/2025	
Classic Hair #2	Corinne Vacek	\$3,551.80	8.5% 3 YR	\$53.16	\$1,639.68	1/1/2027	
Erickson Trucks	Jack Erickson	\$86,696.00	4% 10 YR	\$877.75	\$21,020.84	10/1/2026	
Family Dollar/Dollar Tree	Richard Johnson Manager	\$140,000.00	0% 5 YR	\$0.00	\$140,000.00	Forgiven in 2027	
JACKED Up Nutrition	Mindy Felt	\$10,823.84	5.5% 10YR	\$325.58	\$777.36	9/1/1932	
Jackson Collision	Nathan Pignan	\$15,000.00	6.50% 20 YR	\$1,342.03	\$1,083.49	11/1/1942	
Jackson Theater	Mike Schwartz	\$30,000.00	3.25% 5 YR	\$195.70	\$25,240.00	1/1/2025	
Jackson Theater	Mike Schwartz	\$180,000.00	3.50% 5 YR	\$272.88	\$171,449.04	1/1/2025	
JEDC*	JEDC Board	\$1,415,000.00	2.5% 10 YR	\$0.00	\$838,915.95	11/7/1932	
Kais Hog Heaven	Donnie Schoenrock	\$17,199.63	5.50% 15 YR	\$163.42	\$16,987.68	3/1/1935	
Little Huskies	Board	\$110,000.00			\$110,000.00		
Pillars	Jennifer Heinrichs	\$156,000.00	5.75 15 YR	\$1,295.44	\$153,233.92	6/1/1938	
14 Loans	14 Loans	\$2,498,796.94		\$7,339.68	\$1,795,464.53		

\*to electric fund

\*to electric

802 Fund Outstanding Balance - 3.25% Locked Rate		\$31,136.74				
Name	Owner	Loan Amount	Interest Rate	Monthly Pymt	Outstanding Balance	Paid Off Date
Classic Hair #1	Corinne Vacek	\$2,044.00	2% 2YR	\$42.86	\$1,792.95	6/1/2026
Classic Hair #2	Corinne Vacek	\$5,110.00	3.25 5YR	\$92.39	\$4,873.71	6/1/2029
Extreme Beal	Brian and Melissa Nyborg	\$5,969.00	2% 6YR	\$104.62	\$2,759.96	9/1/2025
Heser Auto Detailing	Deb Heser	\$4,000.00	2% 4YR	86.78	\$3,274.15	12/1/2027
Porter Investments	Lee Porter	\$22,000.00	2% 7YR	\$280.88	\$0.00	8/1/2024
Schrader Computer	Dave and Susan Schrader	\$11,476.00	2% 4YR	\$1.48	\$9,871.04	2/1/2028
Schrader Computer	Dave and Susan Schrader	\$1,686.00	3.25% 5YR	\$207.49	\$3,080.72	2/1/2029
Strom's Clothing	Bradford Strom	\$2,410.00	2% 2YR	\$50.53	\$1,816.50	3/1/2026
The Dental Clinic	Hannah Brownlee	\$3,986.00	2% 4YR	\$86.58	\$3,667.71	6/1/2028
9 Loans		\$60,583.00		\$953.61	\$31,136.74	

Building Improvement Program a.k.a. Façade Program

Since 2019

22 Receipts

Total amount awarded to date is \$83,533.40



**DEPARTMENT OF  
ADMINISTRATION**

STATE HISTORIC PRESERVATION OFFICE

July 18, 2024

Wendy Anderson, EDA Director  
City of Jackson  
[edajacksonmn@gmail.com](mailto:edajacksonmn@gmail.com)

RE: Demolition of Coast-to-Coast Building  
502-504 2<sup>nd</sup> Street N, Jackson, Jackson County  
SHPO Number: 2024-1684

Dear Wendy Anderson,

Thank you for the opportunity to review and comment on the above referenced project. We understand that the City of Jackson wishes to pursue demolition of the building located at 502-504 2<sup>nd</sup> Street North. This property is located within the **Jackson Commercial Historic District**, a designated historic property which is listed in the National Register of Historic Places (NRHP).

Pursuant to Minn. Stat. 138.665, Subd. 2, the City of Jackson, as a political subdivision of the State, has a responsibility to consult with our office before carrying out an undertaking that has the potential to affect a National Register-listed property, and to seek ways to avoid or mitigate any adverse effects to the historic property.

As stated above, the building located at 502-504 2<sup>nd</sup> Street North is located within the Jackson Commercial Historic District, which was listed in the NRHP in 1987. At the time of the nomination, this building was listed as contributing to the historic district. However, based on the documentation provided, SHPO agrees that the building at 502-504 N 2<sup>nd</sup> Street no longer has sufficient integrity to contribute to the NRHP listed Jackson Street Historic District. Therefore, SHPO considers the property noncontributing and will begin the process of updating the status with the National Park Service.

Although the building is no longer contributing to the historic district, its demolition will have an **adverse effect** on the overall Jackson Commercial Historic District. In order to meet the requirements of state statute, our office and the City of Jackson will need to agree in writing on a "suitable course of action" to mitigate for the adverse effects to the historic property before the demolition may proceed. We believe that this letter is the first step in an effort to reach this written agreement pursuant to the requirements of state statute.

Included with this letter, are a few examples of "Suitable Course of Action" plans that have been developed for other demolition projects. The Suitable Course of Action plan (Plan) should include well defined mitigation measures, define who will be responsible for completing the mitigation measures and coordinating any necessary reviews by our office, and include dates by which the measures will be completed. The Plan should include a stipulation for protecting any adjacent historic properties from damage during the demolition. The Plan should also include a stipulation that the City will inform our office of the date of the completed demolition and provide photos of the empty lot. Another possible mitigation idea is for the City to publish an informative article in the local newspaper to raise awareness about the Jackson Commercial Historic District. The article could also include information regarding Historic Rehabilitation Tax Credits, so that owners of buildings within the historic district are made aware of this incentive. Here is a link to our website for more information on this program:  
<https://mn.gov/admin/shpo/incentives/>.

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MINNESOTA STATE HISTORIC PRESERVATION OFFICE

50 Sherburne Avenue ■ Administration Building 203 ■ Saint Paul, Minnesota 55155 ■ 651-201-3287

[mn.gov/admin/shpo](https://mn.gov/admin/shpo) ■ [mnshpo@state.mn.us](mailto:mnshpo@state.mn.us)

AN EQUAL OPPORTUNITY AND SERVICE PROVIDER

**DRAFT**

**City of Jackson & Economic Development Authority**

**Demolition of the Coast-to-Coast Building**

**Located at 502-504 N. 2<sup>nd</sup> Street Jackson, MN 56143**

**Proposed Mitigation Course of Action**

Proposed suitable course of action: Deconstruction Mitigation Activities for the Coast-to-Coast building in Jackson, Minnesota. Jackson County EDA will notify SHPO when each mitigation measure has been completed. The mitigation measures will be completed by: xxxxxxxx

**Action 1. Consultation with Jackson County Historical Society and Recordation of the Coast-to-Coast Building**

- Meet with the Jackson County Historical Society Board in September 2024 to discuss the demolition of the building and share ideas for the mitigation measures (they may have documentation to help inform the EDA's interpretation plan/QR code project).
- Meet and inform the Jackson County Commissioners in September 2024.
- The EDA office will take photographs of the exterior building and the entire demolition process.
- Compile the final documentation package and submit it to SHPO upon completion of demolition. The documentation will include the dates of demolition.

**Action 2. Protect adjacent historical properties from damage during deconstruction.**

- Meet with construction manager (September 2024) before to review proposed deconstruction means and methods and plans for implementation of protective measures.
- Update (September 2024) the Jackson County Historical Society, Jackson County Commissioner, Jackson Chamber of Commerce and the Jackson City Council to discuss protective measures during deconstruction.
- The City of Jackson Public Works Director will monitor adjacent historical properties during deconstruction to identify potential damage and any actual damage that may occur.
- If necessary, implement a corrective action plan to resolve any damage that may occur.

**Action 3. Preserve Anytime Fitness Center wall next the Coast-to-Coast building.**

- Meet with construction manager and the City of Jackson's Public Works manager.
- Meet with the Jackson City Council regarding the process of the demolition and mitigation measures to ensure the integrity of Anytime Fitness Center neighboring wall.

#### Action 4. Promotion of Historical Property

- The EDA office will produce newspaper articles to highlight the historical significance of the Coast-to-Coast Building and other properties within the Jackson Commercial Historic District. Mark Titus, a local historian, will provide a historical narrative of the building as well as other buildings within the historic district. The topic of three (3) article proposed are summarized as follows:
  1. The entry of the Jackson Commercial Historic District into the National Register of Historic Places.
  2. The history of the building and the owners and businesses who did business here.
  3. The plan to use the properties in the future – include information on federal and state historic tax credits. Historic tax credits encourage the rehabilitation and re-use of historic buildings, creates jobs, are a cost-effective community revitalization measures, and support economic activity. Redevelopment projects that reuse historic buildings, apply to the State and/or Federal historic tax incentive program(s), and meet the Secretary of the Interior's Standards for Rehabilitation after completion may be eligible to access tax credits if proper procedures are followed. Visit the SHPO's website for more information on federal and state historic tax credit programs: <https://mn.gov/admin/shpo/incentives/>
- The EDA will provide public access to articles on the City of Jackson's website.
- A PDF of all articles will be provided to SHPO after publication.

#### Action 5. Interpretive Project

- Work to develop an interpretive plan (**insert description of proposed QR project**) to educate the public regarding economic development highlighting former business owners. Notify SHPO when interpretive project is put in place.
- Work with the construction manager to identify any salvageable materials/elements that could be used in interpretive art or display.



APPLY NOW!



HOME ABOUT CAMPS ▾ WALL OF FAME REGISTER

# "THE FARM"



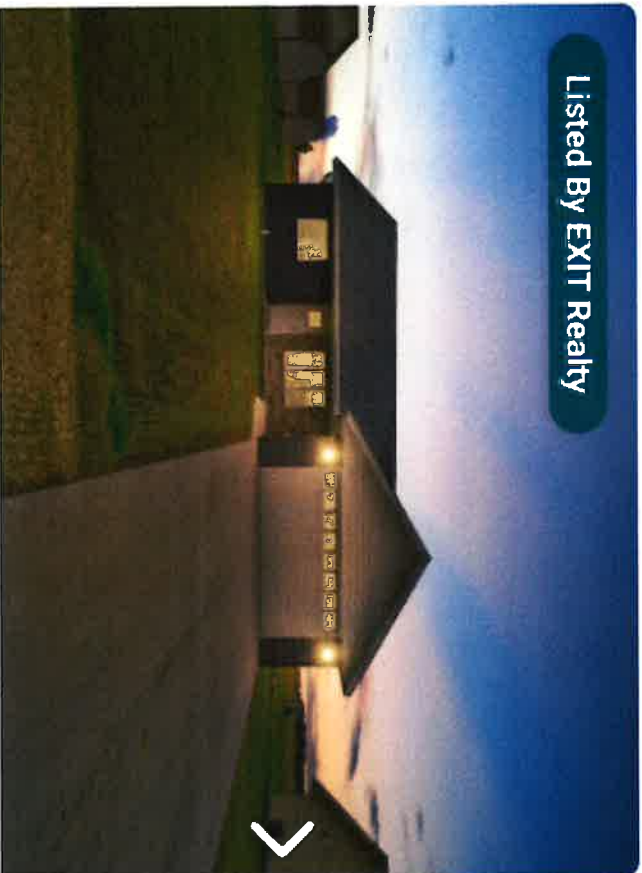
Thorn Wrestling Camps are located in the small town of Odin, Minnesota. The wrestlers will train and be housed in a brand new 100' X 50' wrestling facility. Inside the building there are 2 full sized mats as well as bathrooms and showers. They will sleep right on the mats so we ask that you bring a sleeping bag and pillow.

"The Farm" will provide a **NO DISTRACTIONS** training environment for your wrestler. This camp is tailored to dedicated wrestlers who are looking to make a jump on their opponents. In your wrestler's week at Thorn Wrestling Camps they will spend their time eating, sleeping, and training.

**Come ready to work!**

- 
- 10th Summer just ended
  - Have had wrestlers from over 30 states including AK + HI
  - Nolan Ambrose, Caleb Ventura, Logan Butzon, Kie Anderson, Peyton Hand
- Momus Freking*

Listed By EXIT Realty



Active

Single Family



\$265,500

268 N Pond Drive, Jackson, MN 56143

Bathroom 2    Bedrooms 3    Square Feet 1431    On [exitrealty.com](http://exitrealty.com) 30 days



Listed By EXIT Realty



Active

Single Family



\$265,500

264 N Pond Drive, Jackson, MN 56143

Bathroom 2    Bedrooms 3    Square Feet 1431    On [exitrealty.com](http://exitrealty.com) 30 days



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**DECLARATION OF RESTRICTIVE COVENANTS**

**THIS DECLARATION** made this 19th day of February, 2004

**WHEREAS**, The Jackson Economic Development Authority is owner of certain land located in the County of Jackson, State of Minnesota, described as follows:

See Exhibit A attached hereto and made a part hereof.

**AND WHEREAS**, it is the desire and the intent of the Jackson Economic Development Authority to sell the property described above and to impose beneficial protective restrictions under a general plan or scheme of improvement for the benefit of all the lots described herein, and the future owners of those lots;

**AND WHEREAS**, the following restrictions, conditions, and covenants are declared and agreed to be in furtherance of a plan for the purpose of enhancing and protecting the value, desirability, and attractiveness of the lots and enure to the benefit of all current and future owners of the above described lots.

**NOW THEREFORE**, it is declared as follows:

The Jackson Economic Development Authority, owner of Sunset View Subdivision, herein, adopts the following restrictive covenants which shall be effective as to the property described in attached Exhibit A. The purpose of these covenants is to maintain consistency of construction that is in harmony with the total subdivision including maintaining substantial uniformity of size, location, type and design in relation to existing dwellings and topography in the neighborhood an the subdivision:

## **1. POWERS OF THE APPROVING AUTHORITY (EDA)**

The Approving Authority (EDA), through its appointed committee shall have both the duty and the exclusive power to enforce the Covenants, Conditions and Restrictions set forth herein. If necessary, said Approving Authority (EDA), through its committee, may bring appropriate court action in order to secure the enforcement of said Covenants, Conditions and Restrictions. In doing so, and if successful, said Approving Authority (EDA) shall be entitled to reasonable attorneys' fees and costs therein.

## **2. SINGLE FAMILY DWELLING RESTRICTIONS.**

- a. Each lot and dwelling upon said lot shall be used solely for private residential purposes, including twin single homes.
- b. No mobile home, trailer, tent, basement home, or temporary structure of any nature shall be used as a residence on any lot. No haul-ons, including mechanical or utility cores, geodesic domes, earth homes, double wide mobile homes or the like may be placed in the Subdivision. Dwellings manufactured in component parts, (exposed structural members), and placed on the lot shall be permitted.
- c. All construction of single family dwellings, including twin single homes, and accessory structures and all modifications shall be new construction materials. All new construction must be built at a minimum to Uniform Building Code standards.
- d. The interior and exterior of all buildings or other structures, or additions thereto, must be completed within one (1) year from the date the buyer becomes the legal owner of said property, except where such completion would result in great hardship due to strikes, fires or national emergency. If not so completed, or construction ceases for a period of ninety (90) days without permission of the Approving Authority (EDA), the unfinished structure or unfinished portion thereof shall be deemed a nuisance and shall be removed at the cost of the Owner.
- e. Building lots purchased and not developed immediately, must be mowed and maintained (including weed control) on a regular basis. In the event of neglect, the lot will be maintained and mowed by the City of Jackson with the cost of these services billed back to the lot owner.
- f. All structures must contain a foundation bearing down below the frost line.

- g. Each lot must contain one (1) private residential home or twin home only. An additional lot may not be purchased and used for a garage, storage area, or open space.
- h. No single family dwelling shall be erected (excluding basements, porches, garages, patios, decks, and other exterior storage areas), of not less than 1,200 sq. ft. of gross living floor area.
- i. No single family dwelling shall be more than two (2) stories in height, except with prior written permission of the Approving Authority (EDA.)
- j. No single family dwelling shall have a roof with less than a 4:12 pitch.
- k. Within ninety (90) days after final completion of the dwelling, the Owner must have minimal landscaping completed, weather permitting, said minimal landscaping to include seeding or sodding all open areas.
- l. Each owner shall maintain the exterior of the dwelling, accessory buildings, and all other structures, in good condition and shall maintain lawns and landscaping, walks and driveways, in good condition, and shall repair as the effects of damage or deterioration become apparent.
- m. All single family dwellings shall have an attached garage of at least 480 sq. ft. with a minimum dimension of 20 ft. on the entrance side.
- n. All completed residential structures must contain a paved, brick, or asphalt driveway running from the garage door to the access street. All properties must contain a walk-way running from the front door to the garage door or driveway, which must be in place within ninety (90) days of occupancy.
- o. For those purchasing more than one lot for development, a development agreement must be approved regarding the schedule for construction of each lot.

All City Ordinances apply, including housing and lot related regulations pertaining to the following:

- Weed control
- Exterior maintenance
- Dogs and dog houses/kennels
- Parked vehicle regulations
- Signs
- Accessory buildings
- Fences