

Jackson Economic Development Authority
August Meeting Minutes
Thursday, August 8th, 2019, 12:00 p.m., Jackson City Hall

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

Staff: _X_ Thomas Nelson _X_ Matt Skaret

1. Call to order

Meeting was called to order by Vice Chairman Tim Olson at 12:00 p.m.

Introduction of guests, Chris Geisen from CEDA and Barry Schmidt, new superintendent of the school

2. Agenda Changes

- a.
- b.

3. Consent Agenda

- i. July 11th, 2019 Minutes

Frodermann moved to approve the Consent Agenda; seconded by Mayor. Motion passed unanimously.

4. Reports

- a. EDC Report: Leads follow up on the JEDC side with the commercial and industrial park. Business visits with Erickson Trucks, they are expanding to do some new manufacturing. Creating a water storage trailer with an estimate of eight new jobs. SCDP had another flyer in the mailer to continue marketing that. They are making some progress with new projects but there is still money available. The property listing map is completely done, check the website under the City website and rentals. It has much more information on the properties and an interactive map. Setting up the key account meetings for Missouri River Energy on September 18th. Nelson has been continuing to add updates to the City website, in specific a disability feature for screen/text reading which is required by law to be ADA accessible. The swing set was removed as a follow up.

Meetings/events: JEDC Board meeting, already talked about the Erickson Trucks visit, the Greater Minnesota Partnership conference the entity that both the EDA and JEDC pay membership dues to, it's an advocacy for Economic Development. It was primarily focused on Economic Development, notable focuses on housing and child care. Housing had a panel with different organizations that work on housing in the state. A mixture of programs is finding the most success and critical mass, multi units help get costs down. A big focus was on building code, to compare costs in Minnesota to other states. The difference between Minnesota and Wisconsin was multiple thousands of dollars, around

\$50,000. There is not really anything we can do about this locally but it's nice that they are talking about it at the higher level. On Thursday, they did an Economic Development tour which Nelson took a part of. One site was a co-working location, a redeveloping project with co-working space but also two software companies, showing support of entrepreneurship. More focus is being made in thriving communities on offering higher amenities in order to entice new growth of housing of local workforce. On the tour they showed them Bemidji State University and spoke of how they are trying to make sure that they are branched out into the community and not just an entity on their own; Sanford Hospital grew into a regional hospital when Sanford bought it and has grown from 600 to 2,600 employees; their Tech Park, of Delta Dental a new call center with 160 employees with a high tech building. Nelson's take away from the Tech Park is to continue to highlight our broadband to entice potential new businesses. Skaret was disappointed that they didn't discuss the shortage of trades, plumbers, carpenters and electricians but the new DEED Commissioner thought that the potential of the \$15 per hour minimum wage was a good idea but that would have some consequences for our area. They also had a presentation of their Pathways Academy, a middle to high school program career pathways program that has a lot of partnerships with the local industries. The JEDC has been having lots of talks about the Torgerson Lane and the industrial park. Skaret, Sharon Henning and Nelson went down to Knoxville, IA on Monday, lots of good take aways to look at there. On the City side, looking at ways to look at potential camping and how to help meet the capacity. On the business side trying to find ways to get local businesses to be connected, start with showcasing the businesses that are already connected and celebrate their success with their increased benefit of having the races here. Still trying to connect with the Amigos building owner, the meeting that was set had to be rescheduled, we will work with him to try to get a new business in there as it is currently a blighted building and it would be nice to get that cleaned up. JBDC met and next month will be refining and republishing the Facade Program. The winner of the Shark Tank Business contest has yet to select a building so they will be receiving a notice that unless they have a building selected and submit a request for an extension as the deadline for opening was September 1st. They will try to put on another one next year. It is common for communities to have to try multiple times to get a fully successful business applicant, due to the buildings available and just the timing for some potential businesses. Tomorrow, the 9th, Nelson will be at CVN (Community Venture Network) to look at trying to get leads. Nelson will be out of the office for the next two weeks in Texas for Drill and will not be regularly accessible this time as he will be in the field.

- b. SCDP Report - One loan paid out just this week so the project is getting complete. We have one loan of the agreements on Nelson's desk ready for signatures. We still have a good amount of project funds available so we are going to continue to push that. Some are still trying to get contractors lined up and that's the hold up on the West Cap side.
- c. Financial Report - June EDA Fund - 616 Fund, general funds, \$296,996.60 cash available and has the Facade improvement and Business Challenge funds in their but have been pledged, Income YTD \$12,928.13, expenses of \$8,753.75. Revolving Loan Fund - 801 Fund - \$532,284.37 available, income YTD \$30,670.55, expenses \$21,800, 12 loans total, with Mason Elbert having a Balloon payment coming due in October to pay

off the remaining, with the outstanding balance of \$351,602.67. For the SCDP Income - 802 Fund - currently at \$11,039.91, YTD Income so far is \$7,453.62, YTD Expenses of \$15,152.72 primarily the Virginia & Company loan for the roof, with outstanding \$42,033.84. Housing Program Fund - 804 Fund, which is the Fix-Up Loan and Homeownership Means Everything - cash available at \$54,058.19, YTD income is \$9,218.71, expenses being \$5,000.00 that will be paid out soon, outstanding loans at 18, and outstanding is \$45,773.31. One loan has been paid off from the housing programs, and Schwartz has been brought current. Nelson has two individuals contact him this month about the Homeownership Means Everything, but no applications turned in yet. And a potential roof project for the hair salon on 2nd Street for potential project for the 802 Fund.

5. EDA Owned Properties

- a. Sunset View Phase 1 - nothing to report
- b. Sunset View Phase 2 - nothing to report - one contractor from Worthington is working on preliminary financing for the single spec home and the Fairmont contractor is still in the middle of other jobs but is looking for a fall project. We will continue to reach out to the individual that needs to find a rental that takes pets but also has storage, we have tried to assist her but so far she has been unable to find something to rent while her home can be sold and the new one built.
- c. Westview Ridge - nothing to report

6. Other Business

- a. EDA Land Complaint - a complaint was made to a City Council member that the land located near Good Sam (the 4 acres behind the college) is currently unmowed, it has never been mowed. Mayor clarified that the complaint was more about the thistles there and that they should be sprayed. Phil has sprayed along there. Skaret shared that they are also complaining about beavers and other animals. Typically Mike Lev goes in and bales it, it has already been cut once this year and he will do so again. We need to make sure that we stay on top of the weeds.
- b. 2019 Housing Study recommendations - Nelson started with reading through all of the recommendations so that we can try to get a look at these as to which ones we can do compared to those we can't and then try to prioritize them.

It was discussed to stay in contact with downtown building owners regarding second floor apartments so encourage those that don't currently have units available for rent could possibly create units to be available and be able to have an income stream. Nelson will continue to pursue starting a project on the East side of town and potentially working with Habitat for Humanity to create some new housing or slightly larger units, if we are able to acquire some additional land. We could explore putting a four or five plex in Westridge or a twin home. Look to help fill the gap for conversion of Sacred Heart into a potential of student housing. Look at possibilities to entice builders to come in, options could be lower lot prices, special offer if they buy five lots with the intent to build one house per year and waive the one year requirement to build, or waive hook up fees for spec homes. Possibly reach out to Boeketts to partner with to build.

- c. Census 2020 - moved to next month's meeting

d. Tuesday meeting change - it was agreed to move the meeting to Tuesday's
**Vee moved to change the meeting dates from Thursday to the 2nd Tuesday of the month;
seconded by Mayor. Motion passed unanimously.**

New Business

a.

7. Adjourn

Vice Chairman Olson adjourned the meeting at 1:08 pm