

Jackson Economic Development Authority
Meeting Minutes
Tuesday, August 15, 2023, 12:00 p.m.
Jackson City Hall

Voting Members: Brandon Finck, Tim Olson, Vice Chair; Rocky Sieler, Chair, Marcus Polz, Mayor

Staff: Dave Schmidt and Matt Skaret

Rocky Sieler, chair, called the meeting to order at 12:00 p.m.

1. Agenda Changes

* Motion made by Marcus Polz, seconded by Brandon Fink, to approve the agenda as presented. The motion was approved unanimously.

2. Consent Agenda

a. June 13th meeting minutes

* Motion made by Brandon Finck, seconded by Marcus Polz, to approve all consent items. The motion was approved unanimously.

3. Reports

a. EDC Report (Attachment A)

Dave reported on the following:

● **Workforce Housing**

The proposed Planned Unit Development (PUD) has successfully gained approval from the Planning and Zoning authority and is now on the City Council agenda for August 15, 2023. The project is moving forward and making progress.

● **Single-Family Housing Land**

The acquisition of the Kruppiak property is presently on hold.

● **SCDP**

Projects are currently being reviewed, and the inspectors are screening the contractors. It is anticipated that the work will begin soon.

● **UCAP Spec Homes**

The initial development of the first two houses is currently in progress; however, there is currently no update regarding their purchase status. Upon the culmination of this project, UCAP will have successfully constructed a total of four homes. The homes have three bedrooms and two bathrooms with a sale price of \$261K. The homes are listed through EXIT Realty Great Plains but can be sold by any Jackson real estate company.

The two remaining lots on Westridge have been combined into one and are available for purchase at \$1,000. The three lots on Pond Drive are designated for constructing UCAP houses. Property owners adjacent to the empty lots have been contacted to purchase adjoining lots. The City of Jackson plans to keep one lot for utility purposes.

- **JEDC**

The JEDC board is reviewing potential road projects in the DP4 area, including a possible spec building, and seeking funding through grant opportunities for infrastructure and road completion.

- **JBDC**

The Jackson Business Development Council (JBDC) will conduct a workshop on August 23rd. The workshop will include a tour of downtown Jackson. Rethos, an organization that helps towns and small cities to maximize their people and built assets for economic vitality, will be presenting at the event.

JBDC extends an invitation to the EDA board.

Date: Wednesday, August 23rd

Time: 9 a.m. to 1:30 p.m.

Place: Jackson Library

RSVP: Please RSVP by August 17th

- **Rebuilding Together**

The local group is taking a break following six successful projects in June of 2023. The group will begin meeting again in October.

- **Miscellaneous**

The City of Jackson is working with the Little Huskies Learning Center board and the Bendas to ensure the center remains open and functional in Jackson.

b. Financial Report (Attachment B)

Dave provided the following updates on the financials.

- B & B Holdings received 5K, and Classic Hair received \$2,312.80 from the building improvement program.
- Level10 Fitness business has closed.
- The 801 fund has received \$1,951.90, successfully paying off a loan obtained through SCDP.
- We currently have \$12,949.84 allocated towards the "Welcome to Jackson" wayfinding signage project, which costs \$24,000. The EDA is diligently applying for grants to secure the remaining \$11 K.
- The COVID loans are interest-free and non-transferable. If the business is sold, the seller must repay the loan before the sale is completed. The loans are backed by collateral such as the borrowers' mortgages.
- The 804 renovation loan offers five years of interest-free payments followed by five years of payments at the prime rate.
- The 801 revolving loan fund is specifically designated for investing in local

c. City Loan Fund Report

* Motion made by Tim Olson, seconded by Marcus Polz, to approve all reports. The motion was approved unanimously.

4. Other Business

a. Workforce Housing Development name

After a short discussion, the board unanimously agreed that Fallbrook would be the name for the development.

*** Motion made by Marcus Polz, seconded by Brandon Finck, to recommend the name Fallbrook for the workforce housing project. The motion was approved unanimously.**

b. Dirt berm on the north end of the workforce housing development

Dave shared that the contractor requested to create a berm between the townhomes and the JEDC land to separate residential and commercial properties. Aesthetics and maintenance are concerns. City Administrator Matt Skaret said the contractor is responsible for removing the excess dirt. The board agreed that the excess dirt should be removed from the development site.

c. Looking forward

Dave said Arlene Vee found an EDA document that described EDA goals. Dave said the EDA needs to develop a five-year plan. Chair Sieler stated that the group's primary objective is housing, and we must acquire land for development.

Dave said that in order to apply for funding to cover infrastructure costs, we need to survey the land. He will be meeting with the seller in October.

Matt Skaret informed members that a new parking lot will be installed at the Disc Golf Course to reduce parking on Grant Street. The course has been very successful, receiving rave reviews and bringing more business to town.

5. Adjourn

At 1:00 p.m., Rocky Sieler, the Chair, adjourned the meeting.

The next scheduled meeting is Tuesday, September 12, 2023, at 12 p.m.

***Respectfully submitted,
Shelley Pohlman***
