

**Jackson Economic Development Authority**  
**Meeting Minutes**  
**Tuesday, October 10, 2023, 12:00 p.m., Jackson City Hall**

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**Voting Members:** Kent Bargfrede, Rocky Sieler, Chair; Arlene Vee, Secretary/Treasurer; and Marcus Polz, Mayor

**Staff:** Matt Skaret, City Administrator; and Dave Schmidt, EDA Director

**Guest(s):** None

**Absent:** Mike Brinkman, Brandon Finck, and Tim Olson, Vice Chair

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**1. Agenda Changes**

\* Motion made by Kent Bargfrede, seconded by Arlene Vee, to approve the agenda as presented. The motion was approved unanimously.

**2. Consent Agenda**

- a. Sept 12th meeting minutes

\* Motion made by Arlene Vee, seconded by Kent Bargfrede, to approve all consent items. The motion was approved unanimously.

**3. Reports**

- a. EDC Report (Attachment A)

**EDA**

Dave informed the board about the latest updates on the following matters:

**Workforce Housing**

Holtmeyer Construction from Mankato was awarded the infrastructure bid and will begin work this week. Phase 1A consists of 41 apartments and two townhomes, each with four units. They plan to begin construction with phase 2 in the spring.

**Single-Family Housing Land**

Due to other ongoing projects, the City of Jackson has decided not to purchase the Diane Kruppiak land. Belmont Heights is an area that holds potential for future housing development.

**SCDP**

All of the commercial funds and approximately half of the residential funds have been distributed, while UCAP is working on securing contractors. They have the ability to take on ten more projects.

**UCAP Spec Homes**

Lee Porter, a representative from EXIT Realty, has distributed two applications. However, none of the applications have been returned yet. The program is based on income. The program has an

income limit of \$129K for a family household, and homes are listed at \$261K. The construction of both homes is nearly complete.

#### **JEDC**

Dave is working on the LRIP grant for the Industrial Park road project, which will provide access to the industrial lots. The project involves connecting Keuhl Avenue from Togerson Lane to Prospect Lane, which will open up the lots in the middle currently under development.

#### **JBDC**

The JBDC committee has revised the Business Challenge guidelines to allow for forgiveness in three years instead of two, which means 1/3 each year. The business owner must provide receipts or invoices to receive payment from EDA rather than receiving a blanket check. Additionally, the committee is organizing a community survey to determine the next steps for downtown Jackson.

#### **Rebuilding Together**

Galen and the Jackson group will be meeting next week after finishing two projects in Cottonwood County. Volunteers are needed.

#### **Miscellaneous**

- The City continues to work with the Little Huskies Learning Center to help the center become financially sustainable.
- The developers are discussing with the City of Jackson regarding a proposed GrandStay hotel. Marketpointe group will lead a project assessment, beginning with a previous study conducted in 2019. East of the Liquor store is the preferred location.
- Dave and Matt attended the MN Senator Housing Committee on September 27 in Windom, meeting with Senator Lindsay Port and Senator Susan Pha to discuss housing needs and challenges.
- DBS is currently working on forming partnerships with manufacturers.

#### **Other**

- b. Financial Report (Attachment B)
- c. City Loan Fund Report (Attachment C)

The Pillars and Cabin Coffee loans have been modified, with no payments required until October 2024. Effective November 1, Joel and Andrea Bergeron will be the new owners of Pillars.

\* Motion made by Kent Bargfrede, seconded by Arlene Vee, to approve all reports. The motion was approved unanimously.

#### **4. Other Business**

- a. Jackson Business Challenge

Dave asked if the members would again support the Business Challenge. Upon reviewing the previous winners of the challenge, all agreed to continue the program. The Wild Flower emerged as the winner for 2023 and will open its doors on November 1st. Other participants in the 2023 Challenge, Pet's Spa and Anything but Ordinary, have also

established their businesses in Jackson. Dave said Jackson has had eight businesses since 2019.

- 2023 The Wild Flower
- 2022 1st place Midwest Eco-Mercantile
- 2022 2nd place A&B Photography
- 2021 Level 10 Fit (CLOSED), but a former employee of Level 10 opened Synergy Fitness
- 2020 R.E.S.T. STOP (CLOSED) - now Jacked up Nutrition
- 2019 \*\*No Winner\*\*

\* Motion made by Kent Bargfrede, seconded by Arlen Vee, to recommend the City Council approve \$10,000 for the 2024 Jackson Business Challenge winner. The motion was approved unanimously.

**5. Adjourn**

The next meeting is Tuesday, November 14, 2023, at 12 p.m.

*Respectfully submitted,*

*Shelley Pohlman*

 11-14-2023

**Sign**

**Date**