Economic Development Board Meeting Summary

Date: May 20, 2026

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1. Approval of Minutes

The meeting opened with approval of the minutes from the March 18, 2026, meeting.

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2. Estate Lot District — Code Amendments (Sections 65 & 57)

Section 65 (Zoning): This amendment, which establishes a new "Estate Lot District" to be placed between the Agricultural and R1 zoning classifications, is complete and ready. It will be taken to the Planning & Zoning (P&Z) board in June for approval, after which it goes to the Board of Aldermen for a public hearing. The public hearing is tentatively scheduled for June 6th or, at the latest, June 20th.

Section 57 (Subdivision Regulations — Exceptions): This amendment creates exceptions to standard subdivision infrastructure requirements for estate-style, acre-and-a-half lots. Key exceptions discussed include:

- No curb and gutter on streets
- No stormwater detention basins required
- Street lighting only required at intersections
- No sidewalks required
- Sanitary sewer: This is still being finalized with the help of consultant Chris Koehler. The board discussed allowing three options: connecting to public sewer, installing a septic system (governed by DNR standards), or using a low-pressure sewer system (individual lift stations feeding into small-diameter PVC pipe, a more cost-effective alternative for developers). The original 100-foot proximity requirement for mandatory sewer connection will be removed from the estate lot section.

Action: Chris Koehler's draft standards for the low-pressure system are expected within a few weeks; the full package will be circulated to the Economic Development Board before the June P&Z meeting.

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3. Electric Service for New Subdivisions — Development Incentives

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The board discussed whether to provide electrical infrastructure support to developers as an incentive for new residential subdivisions, similar to what Ameren does: providing materials (conduit, transformers, wire) up to 1,000 feet for new developments.

Key discussion points:

- Jackson currently requires developers to supply and install all electrical materials; the city only energizes the system.
- Ameren, by contrast, supplies all materials, and the developer installs the conduit/pads, then Ameren pulls the wire and sets transformers.
- The board discussed whether Jackson should do something similar, providing materials while the developer installs the conduit, after which city crews would set transformers and pull wire.
- **Estimated cost:** Approximately $6,000–$8,000 per lot, with the board noting that 22-lot subdivisions have seen material costs in the $12,000–$14,000/lot range under the current system.
- **ROI discussion:** The board acknowledged that calculating return on investment goes beyond utility revenue (est. ~$13.60/month net electric margin per home) and should include broader population growth, tax revenue, and economic activity.
- **Funding mechanism:** Costs would be charged to the city's Economic Development Fund (currently a $1 million reserve) to keep it separate from electric P&L.
- **Budget:** The board discussed budgeting for approximately 50 homes per year, with a process for outside-budget approval if demand exceeds that.
- **Scope:** The incentive would apply to any residential subdivision (including duplexes/multi-family), not individual commercial services. Commercial projects will continue to be handled on a case-by-case basis.

Action: Staff will draft a formal policy proposal outlining the proposed compromise: developer installs conduit to city specifications; city sets transformers and installs wire.

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4. Additional Development Incentives — Tax Abatements (353 / TIF)

A brief discussion was held on using Chapter 353 tax abatements (which abate real property tax improvements for up to 10 years) as an incentive for residential and mixed-use development. The board referenced a local apartment/mixed-use project currently

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in design, with the developer working with an architect in Cape and pursuing historic tax credits.

Action: The board agreed to bring a more thorough discussion of 353s vs. TIFs to the next meeting.

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5. Building Code Update — Future Cycles

Staff presented an overview of building code adoption among nearby cities:

- **Older cycles (2006-2015):** Dexter, Park Hills, Farmington, Scott City, Cape Girardeau, Jackson (2015)
- **Mid-range (2018):** Sikeston, Poplar Bluff, Carbondale
- **More current (2021):** Perryville, St. Genevieve, Lake St. Louis, Festus
- **Planning update:** Cape Girardeau is considering moving to 2021 or 2024.

The discussion centered on whether Jackson should update from the 2015 International Building Code and the 2015 International Residential Code. Key concerns raised:

- **Cost impact of newer codes:** Steve Stroder noted that the 2024 structural engineering requirements added approximately $2,000/house in design costs, partly driven by mandatory engineering that older codes didn't require for residential structures.
- **Energy codes:** Jackson does not currently adopt the energy code, which accounts for a large share of the cost increase in newer code cycles. This would remain excluded.
- **ISO/fire rating implications:** The city's fire ISO rating could be affected if the building code falls too far behind (typically after 2–3 code cycles behind).

Consensus reached: Stay with the current 2015 code for now, but make targeted amendments to incorporate beneficial new materials/standards (e.g., fiberglass rebar "Gator bar," updated fire-rated paint options). Continue studying the 2021 code with help from a professional consultant before deciding on a full upgrade. Mark (a local engineer) was suggested as someone to involve in the review process.

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6. Street Infrastructure — Building Permits During Development

Staff presented the current options for subdivision development under the city code:

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1. Complete all infrastructure, record the plat, then get permits.
2. Post a performance bond or escrow (covers full infrastructure cost), record the plat, sell lots — but no building permits until infrastructure is built.
3. Phasing — develop in phases.

The board discussed amending the code to allow building permits to be issued progressively as infrastructure is completed street by street, similar to what Cape Girardeau allows. This would let developers start recouping costs sooner, while the bond ensures that infrastructure is built.

Concerns were addressed about ensuring houses aren't built on unimproved roads — the proposed language would require that all infrastructure in a given section/phase be complete before permits are issued in that section.

Action: Staff will draft code language (possibly borrowing from Cape Girardeau's ordinance) to allow progressive permit issuance tied to the phased completion of infrastructure. This will be combined with the electrical incentive item and brought to the next P&Z meeting.

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7. Online Development Projects Map

Staff previewed an interactive online GIS map of development projects in the city (modeled after Cape Girardeau's public-facing tool), showing subdivisions, commercial projects, stormwater improvements, and other city projects. The city's GIS contractor, Alliance, is currently finishing a cemetery project and will then begin building Jackson's version of this tool for the city website.

Next Meeting

Tentatively scheduled for July 29th. Board members were also invited to attend upcoming P&Z meetings, as several of these items will be on that agenda.

Adjournment

There being no further business, a motion was made by Mike Seabaugh and seconded by Tim Goodman to adjourn. The motion carried unanimously. The meeting adjourned at 5:20 p.m.

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Respectfully Submitted,

Denise Craft, Building and Planning Administrative Assistant

Approved by:

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Mike Seabaugh, Chairperson

Economic Development Board

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