

City of Jordan

Economic Development Authority Commission

February 21, 2002 Minutes

Members present: Vice Chair Steve Radermacher, Dave Wolf, John Mulcahy, Ronald Jabs, Barry Ullman, Scott Schoenike

Members absent: Chair Joe Benko, Howard Senske

Staff present: Troy Bonkowske- Economic Development / Planning Director, Joe Janish- Planning Intern

Visitors present: Terry Hartman- local developer,

I. *Call to Order-* Acting Chair Radermacher called the meeting to order at 6:36 p.m.

II. *EDA/ MnDot Joint Task Force Meeting
Real Estate Consultant Presentation for Highway Commercial Properties-*

Director Bonkowske explained the format and agenda items for the meeting. Mr. Bonkowske introduced Lisa Freese, MnDot planner, and she in turn introduced Jim McCombs, a real estate specialist, who conducts marketing and transportation studies for cities. Mr. McCombs has considerable experience in his field and MnDot indicated they would be willing to pay for Mr. Combs to work on a relevant study for Highway 169 and 282 intersection.

Mr. McCombs gave some background information of his work and cities where he has done earlier studies. Director Bonkowske asked if he also conducts studies for industrial sites along with commercial sites. Mr. McCombs responded he has done industrial studies including one recently completed in the area.

Member Mulcahy asked Mr. McCombs and Ms. Freese if the interchange design would be revised around the study's results. Ms. Freese said the design wouldn't be revised from the study's results.

Member Jabs asked Mr. McCombs if the study would be impartial even though MnDot would be paying for the study. Mr. McCombs said his years of experience have taught him that he gives straight answers regardless of who is paying for the work.

Director Bonkowske asked how much Mr. McCombs would charge if the EDA considered him to work on the entire community after the Highway 169 & 282 study is completed. Mr. McCombs said he wasn't prepared to give an accurate amount off the top of his head and he would provide the City with this number next week.

III. Building Design Standards-

Terry Hartman, of Timberline Industrial Park, approached members about requiring only block buildings in his industrial park. Mr. Hartman has recently received a lot of interested businesses for his park, but most seem to want steel structures. Terry has assumed the City feels the same way about having only block buildings in Timberline.

Members had several different views on this subject. Member Ullman strongly thought steel buildings should be acceptable. Based on personal experience, Mr. Ullman told members the Kurt Manufacturing building would be located somewhere else if they were required to construct a block building here.

Member Jabs agreed with Director Bonkowske that the City would be selling itself short if steel buildings were allowed, however. The market values for steel buildings are much lower than block and would generate lower property taxes and revenues for the City.

There seemed to be a general consensus among the members to table this issue and incorporate it into the Development Plan later.

VI. Approval of Past Minutes- Member Jabs made a Motion, Schoenike second, to approve the January 15, 2002, meeting minutes. Motion approved unanimously.

V. Bond Counsel-

Director Bonkowske provided scoring criteria from the three Bond Counsel Request for Proposals (*see below*).

	<u>Criteria</u>	<u>Maximum Raw Points</u>
1.	Experience (key assigned personnel)	
	A. Comparable Projects	50
	B. Comparable Clients	50
2.	Organization Management, Apparent Ability, Reliability and Professionalism of firm (to meet project requirements)	50
3.	Price/Fee	<u>50</u>
	TOTAL	200

Kennedy & Graven	Briggs & Morgan	Dorsey & Whitney
1. Experience A. Projects- 50 B. Clients- 50	1. Experience A. Projects- 50 B. Clients- 50	1. Experience A. Projects- 50 B. Clients- 50
2. Management, Ability, Reliability & Professionalism- 50	2. Management, Ability, Reliability & Professionalism- 25	2. Management, Ability, Reliability & Professionalism- 50
3. Price/fees- 50	3. Price/fees- 25	3. Price/fees- 00
GRAND TOTAL- 200	150	150

In summary, Kennedy & Graven scored the highest points- 200. Dorsey & Whitney and Briggs & Morgan each scored 150.

Director Bonkowske recommended Kennedy & Graven's proposal is accepted based on the scoring criteria and past experience working with this firm. Mr. Bonkowske also said working with the current Bond Counsel, Mary Ippel of Briggs & Morgan, has been a trying experience based on her professionalism.

Member Jabs said it was unfortunate that Director Bonkowske had a "falling out" with Ms. Ippel, but he was concerned how the state auditor's office might feel of the transition to another firm. He cited last summer's negotiations with the auditor's office over penalties based on the city's annual TIF reports. Some officials felt that some of the troubles arose primarily from staff turnover.

Member Mulcahy said he would be surprised if the auditor's office would really be concerned with the change of consultants. Director Bonkowske also mentioned the City Administrator asked Scott County's Attorney if he would have concerns over the transition and they replied they didn't care about the change of bond counsels.

Member Wolf said his company's employees are shown the door if they have poor client skills.

Member Ullman made a Motion, Mulcahy second, recommending to the City Council accepting Kennedy & Graven's proposal for the City's Bond Counsel.

VI. *Whispering Meadows, Miscellaneous Development Activity-*

Director Bonkowske reported the following information to the members:

- A.) The impacts associated with the September 11th attacks have subsided and discussions with hotel officials are back on track. The probability of getting a nice family restaurant, similar to an Olive Garden, Applebees or Perkins will significantly increase when this project is completed.

- B.) Previously, Al Jensen, owner of the Subway in Belle Plaine, has confirmed he purchased a franchise for the Jordan area and will plan to be in operation by June. Subway would be a part of four or five businesses in a proposed mall in this subdivision, which is separate from Ms. Burton's lot.

- C.) The City's current Building Official, Loren Kohen inspected the old Yahnke property to determine if it meets the "blight" test for Tax Increment Financing (TIF) assistance on January 30, 2002. Mr. Kohen determined the Yahnke property met the blighted test according to the State Building Code and TIF statutes.

Acting Chair Radermacher mentioned he has purchased the Hardware Hank Store recently and said improvements to the store's inventory will happen soon.

VII. Adjournment-

Member Ullman made a Motion, Schoenike second, to adjourn the meeting at 9:08 p.m. Motion approved unanimously.

Respectfully submitted,

Troy Bonkowske
Economic Development / Planning Director