

## City of Jordan

### Economic Development Authority Commission

#### August 20, 2002 Minutes

**Members present:** Chair Joe Benko, Howard Senske, Steve Radermacher, Scott Schoenik, Dave Wolf

**Members absent:** Barry Ullman, Dale Oldenberg, John Mulcahy

**Staff present:** Troy Bonkowske- Economic Development / Planning Director

**Visitors present:** None

**I.** *Call to Order-* Chair Benko called the meeting to order at 6:08 p.m.

**II.** *Approval of Past Meeting Minutes-*

Member Schoenike made a Motion, Senske second, to approve the July 16, 2002 minutes. Motion approved unanimously.

**III.** *Market Analysis/ Business Potential Study-*

Director Bonkowske reported that Maxfield Research's study will be a part of the City's Comprehensive Guide Plan and the Met Council has indicated they will provide a three year, no-interest loan to the City for this project. Loan terms would also include the first year payment can be forgiven if project completion dates exceed expectations. Mr. Bonkowske said that Excel Energy has already donated \$500.00 for this project and he will continue to seek additional funding from other sources.

Research has already begun for the Highway Commercial area and a public workshop will be held on September 12, 2002, to gather residential data for the study. Mr. Bonkowske also said this study should be completed with 90 days.

**IV.** *Highway 169 Interchange Study Update-*

Director Bonkowske reported that Jim McCombs has completed his research on the Highway Commercial area recently. A workshop to discuss these results is scheduled for September 5<sup>th</sup> at City Hall. Business owners, city officials and MnDot personnel should be attending this workshop.

Mr. Bonkowske also explained that data would be provided to Benschhoff & Associates once Maxfield Research completed their study of the highway area. Hopefully, an Interchange design could then be created by Mr. Benschhoff that would be acceptable to the businesses, City officials and MnDot.

**V. *Whispering Meadows/Hotels/ Theradyne/ Domino's-***

Whispering Meadows-

Director Bonkowske reported that Heat-n-Glo Fireplaces has a signed a purchase agreement with Mr. Morlock for a lot adjacent to Burton Insurance's building. This showroom would have fireplaces, grills, and outdoor furniture and there would be approximately six employees working in the showroom immediately.

Mr. Bonkowske still expected the construction to begin soon and Subway should be operational by the end of the year.

Hotel-

Director Bonkowske said that he had been in contact with hotel officials and they felt a hotel should be built in Jordan. This project would be viable if there are a group of local investors interested in starting this project, however.

Theradyne-

Finally, Mr. Bonkowske told members that negotiations between Theradyne and Minneapolis Enamel have started again recently. Minneapolis Enamel officials have inquired about possible assistance from the city and Director Bonkowske said only tax abatement financing could be used in this case.

Domino's-

Mr. Bonkowske said Domino's business owner has found a business partner and they are ready to make renovations to the old DQ building.

**VI. *Adjournment-***

Member Schoenike made a Motion, Wolf second, to adjourn at 6:45 p.m. Motion approved unanimously.

Respectfully submitted,

Troy Bonkowske  
Economic Development / Planning Director