

**MINUTES OF THE PROCEEDINGS  
OF THE JORDAN ECONOMIC DEVELOPMENT AUTHORITY  
February 18, 2015 7:00PM**

1. Roll Call

Present: Council Member Mike Franklin and Tanya Velishek, Dan Elke, Dr. Chuck Cook and Ray Sandey.

Absent: Dave Wolf and Ron Jabs

Also Present: Administrator Tom Nikunen, Planner Andrew Barbes, Planner Laura Holey, Jeff Will, Troy Hoekstra, Scott England and Terry Eid.

2. Approve the Minutes of the January 21, 2015 regular meeting

Motion to Approve the Minutes of the January 21, 2015 regular meeting, moved by Dr. Chuck Cook, seconded by Ray Sandy

Oppose: None. Motion approved.

3. Management Report

A. Hotel Development Jobs of Fees Application

City Administrator Nikunen brought forth a Jobs for fees application and an update on the current hotel and restaurant project. The Jobs for Fees application is requesting \$50,000 for the Hotel and \$50,000 for Clancy's. This application will buy down some of the building fees that occur when building large scale projects. The applications are scored based on jobs created, community need and more. The applications scored a 37 which is above the minimum needed to qualify for the Jobs for Fees program which is reviewed by Staff and EDA board.

Sandy asked if the development be getting a PUD? Planner Holey responded Staff is still waiting on the final application, however at this time we do think it will be needed.

Hoekstra of United Development spoke that the program will help secure finance for the project. It will also help start the restaurant development which will be open before the hotel. We do some hotels and restaurants as needed. We hold the land and building, hold the debt and ownership rather than have others invest. Market research has gotten me very interested and similar markets have thrived that we have worked with. We look at the population base of 6,000 with a growth of 9,000 in short term, we watch the costs and pick the 62 room sized hotel. Once we know the number size of rooms that will let us know who as a brand we can go with.

Elke asked has the parking shortage been fixed. Yes we are working on the parking with the City and possibly work on some offsite parking if needed for overflow. Financing will be locally sourced. For projects under 10 million we like to go and work with the banks locally who know what's going on.

Motion to Approve of the Job for Fees Applications for Hotel Development and Clancy's Restaurant. Moved by Tanya Velishek, seconded by Dr. Chuck Cook.  
Oppose: None. Motion approved.

B. Code Matching Grant Policy

Planner Barbes presented policy information for a potential new internal grant program for downtown commercial and downtown mix-use buildings. The idea of an internal matching grant for brining downtown buildings up to code and meeting ADA requirements. Staff updated the policy so ADA applicants get a 1:1 funding ratio and other uses be a 1:2 funding ratio and to have the heating and cooling language removed.

Motion to approve of the Code Matching Grant Policy Moved by Tanya Velishek, seconded by Dan Elke  
Oppose: None. Motion approved.

C. 2015 EDA Goals

Planner Barbes presented the 2014 EDA goals. Being the beginning of the year the Board reviewed 2014 and made suggestions for 2015.  
No Action Needed.

D. Wolf Motors Expansion Project

Nothing new to update.  
No Action Needed.

E. EDA Meeting Time

Administrator Nikunen asked the Board if they would be willing to move the meeting time from 7PM to 6:30PM. All other City meetings start at 6:30 and it would make for uniformed meeting times.

Motion to approve of the Change Meeting Time Moved by Dan Elke, seconded by Mike Franklin  
Oppose: None. Motion approved.

F. Jordan Area Chamber of Commerce Report

No update was done.  
No Action Needed.

G. General Business Update

Zapp Arcade has moved their location within downtown.  
No Action Needed.

4. Next Meeting -Tuesday March 17 2015, 6:30 PM Jordan City Hall Adjournment

5. Adjournment

Motion Council Member Dr. Cook second Elke to approve Adjournment. Motion approved. Oppose: None. Motion approved.

Meeting ended 8:18 PM

---

Mike Shaw, Mayor

ATTEST:

---

Tom Nikunen  
Interim City Administrator