

**JORDAN ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
MINUTES**

MARCH 19, 2013

Greg Sticha called the meeting to order at 7:00 p.m.

Roll Call: Present: Greg Sticha, Tanya Velishek, Ron Jabs, Dave Wolf, Dan Elke (arrived at 7:05 p.m.), Joe Thil, (arrived at 7:15 p.m.), Ray Sandey. Also Present: Tim Shimek, Glowing Hearth and Home; Mikaela Huot, Springsted, Inc.; Corrin Wendell, Senior Planner; Tom Nikunen, Finance Director; and Tim Loose, City Engineer.

Approve Minutes of the February 20, 2013 regular Meeting: Upon motion by Elke seconded by Velishek, the minutes of the February 20, 2013 regular meeting were approved.

Tax Abatement Application – Glowing Hearth and Home: Wendell reported that Tim Shimek, owner of Glowing Hearth and Home, Jordan, has purchased a lot in the Timberline Industrial Park in order to build a 6,000 square foot building for a warehouse/distribution center. He is requesting tax abatement assistance from the City of Jordan only.

Mikaela Huot of Springstead, the city’s fiscal advisor gave a presentation reviewing the application and indicated that the tax abatement application makes sense and can be supported by the city.

After some questions were addressed, it was moved by Sticha seconded by Velishek to recommend approval the tax abatement application in the amount of \$49,215 or 12 years, whichever comes first. A vote was taken. Ayes: Sticha, Velishek, Jabs, Thill, Sandey, Wolf and Elke. Nays: None. Motion carried.

Jobs for Fees Application – Glowing Hearth and Home: Wendell reported that Glowing Hearth and Home is applying for \$25,000 under the newly created “Jobs for Fees” program. The warehouse/distribution project expansion into the Timberline Industrial Park will create 8 jobs, 5 of which currently exist within the company and then 3 new jobs. This is the first application to be submitted since the launch of this new program, it is ideal for this program.

After some questions were addressed, it was moved by Sticha seconded by Wolf to recommend approval the jobs for fees application in the amount of \$25,000. A vote was taken. Ayes: Sticha, Velishek, Jabs, Thill, Sandey, Wolf and Elke. Nays: None. Motion carried.

Update on Tax Increment Financing (TIF) Analysis – 410 North Broadway Street: Wendell reported that the city engaged in the services of LHB to conduct an inspection of the property located at 410 North Broadway Street. The purpose of the analysis was to gather information as to whether the existing buildings at this property were of a substandard nature per the definition of “blight” under Minnesota Statute.

The conclusion of LHB is that the property is blighted and meets the statutory definitions to be considered for redevelopment. Noted was that a city hall/police station was not eligible for TIF if considered part of a redevelopment project.

After some questions were addressed, the EDA members formed a consensus and agreed for Staff to pursue preliminary negotiations on the hotel alone (to not include City Hall/Police Station) and they are supportive of using TIF to bring the hotel to this site. They indicated that after the Downtown Master Plan was complete, then it would be determined if a City Hall/Police Station would be a good fit for the site.

Update on St. Francis/Allina Medical Clinic/Pharmacy/Scott County CDA Project/Library: Wendell reported that progress is being made towards completion of the medical clinic and pharmacy for early an April opening. A ribbon cutting ceremony has been scheduled for Sunday, April 7th, at 11:30 a.m., at the clinic site, 265 Creek Lane South. Everyone is invited to attend. Brentwood Court and the new public library are tentatively opening in early June. A grand opening will be held in late June or early July.

Celebrate Jordan: Wendell reported that Celebrate Jordan is scheduled for Sunday, April 7th, beginning at 1 p.m. and goes under 4 p.m. This event will be held at the Jordan High School. Staff will be preparing some information on city projects and information about the city’s economic development tools, programs and projects. Tanya noted that she will be present at the school and will stop by the table. All other members were not sure of their plans that day.

Scale Education Group: Wendell reported that the SCALE Education Group will be meeting with the City Council, Planning Commission and EDA on Monday, May 20, 2013, 7:30 p.m. – 9:30 p.m. at City Hall. This is an advanced session of the previous “Lego Sessions” which were conducted over the past 2-3 years with Scott County and other Scott County cities under the SCALE Transportation and Economic Development (TED) group.

Incubator Subcommittee: Member Thill and Sandey updated the EDA on the first meeting. They reported that Staff will research other communities to see how they are doing their incubators and what ideas they might be able to pick up from those communities.

Report from Mark Seifert, Jordan Area Chamber of Commerce: Mark Seifert prepared a report on new programs being considered by the Chamber for the EDA’s review. Those include: Murder Mystery event, Lunch ‘n Learn to be held once per

month and Jordanopoly, a board game based upon the game Monopoly, a coupon program, and the year to date membership.

General Business Updates: Wendell reported that Alphabet Junction will be opening in April and Bauer Dance Studio has recently opened.

Other Items: There were no additional items brought forward.

Next Meeting: It was noted that the next EDA meeting is scheduled for Tuesday, April 23, 2013, 7 p.m.

Upon motion by Elke seconded by Jabs, to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Corrin Wendell, AICP
Senior Planner