

**JORDAN ECONOMIC DEVELOPMENT AUTHORITY  
SPECIAL MEETING  
MINUTES**

**APRIL 30, 2013**

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

**Roll Call:** Present: Greg Sticha, Tanya Velishek, Ron Jabs, Dan Elke, Joe Thill and Ray Sandey. Absent: Dave Wolf. Also Present: Tom Denaway, Springsted, Inc.; Councilmember Jeff Will; Mick Montag, Oak Terrace Senior Living of Jordan; Tom Nikunen, Finance Director; and Ed Shukle, City Administrator/Executive Director, EDA.

**Approve Minutes of the March 19, 2013 regular Meeting:** Upon motion by Thill seconded by Elke, the minutes of the March 19, 2013 regular meeting were approved.

**Oak Terrace Senior Living of Jordan – Revised Modification to TIF District:** Shukle explained the purpose of this agenda item. He indicated that due to a revision to the TIF district for Oak Terrace Senior Living of Jordan, this matter was being brought back to the EDA for further review and discussion. He also explained that the public hearing for the revised project was schedule to go before the City Council on May 6.

Tom Denaway, Springsted, Inc., was present to review the revised development proposal for Oak Terrace Senior Living of Jordan. Oak Terrace is proposing to add 12 new units, 8 assisted living and 4 memory care. They are requesting additional Tax Increment Financing (TIF) assistance for the project.

Mick Montag, Oak Terrace Senior Living of Jordan, spoke about the project and the need for TIF assistance to make the expansion move forward.

Members were asked if they had any issues with the proposal to modify the TIF district originally approved in 2010. Ray Sandey explained that he was concerned about the request for TIF assistance. He stated that staff did not provide the information regarding the first phase of the TIF assistance that goes back to 2010 so that the EDA could have a complete picture of what they have already approved and are now being asked to approve. He inferred that staff deliberately withheld this information. Executive Director/City Administrator Ed Shukle took issue with Mr. Sandey's statements indicating that staff was not withholding information and asked for an apology. Chair Sticha asked for other comments or questions from the EDA. Mr. Shukle then asked if the Chair if he was going to ask Mr. Sandey to apologize. At that point, Mr. Sandey excused himself from the meeting and walked out of the council chambers.

Chair Sticha then indicated that he could support providing TIF assistance in an amount not to exceed \$250,000 for up to 15 years and that excess increment would be used to make public improvements in the area of the district i.e., Aberdeen Avenue, Beaumont

Blvd., etc., in the future. Mr. Sticha then moved to approve and recommend to the City Council to take the above action, seconded by Jabs. Motion carried 5-0.

Chair Sticha then excused himself at 7:55 p.m. as he had another commitment to attend.

**Update on St. Francis/Allina Medical Clinic/Pharmacy/Scott County CDA**

**Project/Library:** Shukle reported the medical clinic and pharmacy opened April 2. A ribbon cutting ceremony was held on April 7. The housing facility and library are expected to open on or about June 1.

**Scale Education Group:** Shukle 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.

**Downtown Master Plan Update:** Shukle reported that Vierbicher is scheduled to meet with the EDA/PC Subcommittee on May 8 and will also be in Jordan to meet with property owners, business owners and other stakeholders on May 8 and 9. An open house is scheduled for May 9 at the fire station to have those attending to participate in an exercise on land use, transportation, streetscape and other amenities to be considered for downtown.

**Report from Mark Seifert, Jordan Area Chamber of Commerce:** Mark Seifert was not in attendance so there was no report.

**General Business Updates:** There were none.

**Other Items:** A brief discussion was held on the behavior of Mr. Sandey. No suggestions were made.

**Next Meeting:** It was noted that the next EDA meeting is scheduled for Tuesday, May 21, 2013, 7 p.m. City Hall.

Motion by Elke seconded by Jabs, to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 8:17 p.m.

Respectfully submitted,

Ed Shukle  
Executive Director/City Administrator