

**JORDAN ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR MEETING  
MINUTES**

**JULY 16, 2013**

Greg Sticha called the meeting to order at 7:02 p.m.

**Roll Call:** Present: Greg Sticha, Ron Jabs, Dan Elke, Joe Thill and Dave Wolf, Tanya Velishek and Ray Sandey. Also Present: Mark Seifert, Chamber of Commerce Liaison; Gary Ehret, Kimley-Horn & Associates; Tim Loose, City Engineer; Mike Shaw, Mayor; Thom Boncher, City Councilmember; Jeff Will, City Councilmember, Terry Stier, City Councilmember; Lezlie Vermillion, Scott County; Bruce Maus, The Maus Group; Representative Mike Beard; Representative Tony Albright; Daryl Karsky, Hometown Bank; Paul Radermacher; Diane Langenbach, MnDOT; Brad Davis, Scott County; Wes Hallberg, Yocum Oil; Tim Yocum, Yocum Oil; and Ed Shukle, City Administrator/Executive Director, EDA.

**Approve Minutes of the June 18, 2013 Regular Meeting:** Upon motion by Thill seconded by Jabs, the minutes of the June 18, 2013 regular meeting were approved.

**Update from Kimley-Horn re: U.S. Hwy. 169/TH 282/CR 9 Interchange Project:** Gary Ehret, Kimley-Horn, provided an overview of the EDA and City Council direction that given previously. Discussion focused on a tight diamond interchange concept and engaging the services of a commercial real estate broker, Bruce Maus, The Maus Group.

Diane Langenbach, MnDOT indicated that MnDOT is working on a pre-design “tight diamond” interchange concept that potentially could be reviewed for the U.S. Hwy. 169/TH 282/CR 9 interchange in Jordan. She indicated that MnDOT could provide this concept for the September 17 EDA meeting.

Lezlie Vermillion, Scott County, discussed engaging the services of Bruce Maus, The Maus Group, to assist in the discussions with local property and business owners in the interchange area. She introduced Mr. Maus who then described his background and experience and what role he would play.

Chair Sticha addressed the property and business owners in the audience and indicated that the EDA is interested in what they are considering for future improvements to their properties and businesses.

Paul Radermacher, representing Radermacher’s Fresh Market, expressed his frustration as to what is different regarding this project? What’s changed in the last 10 years? What’s it going to cost to hire the consultant?

Lezlie Vermillion indicated that the intersection at 169, 282 and 9 is still a safety concern and is right behind other Scott County projects at 169/69 and 169/41.

Representative Mike Beard and Representative Tony Albright both spoke about assisting the city of Jordan in whatever way they can to make this project happen.

Chair Sticha then invited the property/business owners to attend the September 17 EDA meeting where the tight diamond design would be discussed along with a report from Bruce Maus, The Maus Group, on his meetings with property/business owners regarding their future plans. Sticha then moved and Thill seconded to recommend that the City Council endorse and support Scott County to engage the consulting services of Bruce Maus, The Maus Group, to assist in moving the project forward. Motion carried.

In summary, MnDOT will provide a tight diamond design concept within the next 30 – 45 days in preparation for discussion at the September 17 EDA meeting. Also, Shukle will send information regarding this meeting to the property/business owners ahead of that meeting.

**Review Scope of Services – Kimley-Horn:** Shukle reviewed a pay request from Kimley-Horn regarding services they provided beyond the original contract. The invoice totaled \$4,305.00. Upon motion by Sticha, seconded by Velishek, the EDA recommends that the invoice for additional services in the amount of \$4,305.00, for the period January 1, 2013 through June 30, 2013 be approved. Motion carried.

Upon motion by Sticha, seconded by Velishek, the EDA recommends approval for additional services to be provided by Kimley-Horn and summarized in Amendment #2 totaling \$2,100 to be approved. Motion carried.

**City Council Directive:** The City Council has requested that the EDA discuss the public's interest in property located in the Timberline Industrial Park (Strom property). Shukle indicated that this property has been forfeited to the state of Minnesota due to nonpayment of property taxes. The Council has asked the EDA to review potential uses of the property. The EDA requested staff to research this property for further information.

**Proposed 2014 HRA/EDA Budget and Levies:** Shukle reviewed the proposed budget for the HRA and EDA for 2014.

Upon motion by Sticha seconded by Velishek, the EDA recommends that the general fund transfer be increased by \$10,000 to \$30,000; that architectural and engineering services be decreased by \$12,500 to \$30,000; printing services be decreased by \$2,950 to \$2,000; to cut \$2,500 from books and pamphlets; façade improvement program be decreased by \$10,000 to \$10,000; jobs for fees be increased by \$25,000 to \$50,000; and to budget \$15,000 for the incubator program.

Cuts would total \$29,950 and new spending would be \$40,000 or a net increase of \$10,050. Motion carried.

**Ribbon Cutting for Brentwood Court and Jordan Public Library:** Shukle reported that the ribbon cutting for Brentwood Court and the new Jordan public library will be held on Tuesday, July 30, 3 p.m. to 5 p.m. at the new facility site. The ribbon cutting ceremony will be held at 4 p.m.

**CGI Communications Video Production Update:** Shukle updated the EDA on the community video project. It will involve a welcome by Mayor Shaw, an economic development piece and a quality of education feature. Filming will take place August 7 and 8.

**Downtown Master Plan Update:** Shukle reported that Vierbicher will be assembling their report for review by the EDA/Planning Commission in August with a presentation to the City Council in September.

**Report from Mark Seifert, Jordan Area Chamber of Commerce:** Mark Seifert provided a Chamber of Commerce report on their recent activities. He indicated that the Jordanopoly project is being wrapped up for fall distribution, beanbag tournament is scheduled for August 17, annual golf tournament to be held in September, holiday parade and holiday home tour are being planned for December.

**General Business Updates:** None.

**Other Items:** There were no other items to discuss.

**Next Meeting:** It was noted that the next EDA meeting is scheduled for Tuesday, August 20, 2013, 7 p.m.

Motion by Velishek seconded by Thill, to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Ed Shukle  
Executive Director/City Administrator